

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Isle of Anglesey County Council
Date:	26 February 2015
Subject:	Local Housing Strategy for Anglesey
Portfolio Holder(s):	Councillor Kenneth Hughes
Head of Service:	Shan Lloyd Williams
Report Author: Tel: E-mail:	Lucy Reynolds, Housing Strategy and Development Manager Ext 2555 lucyreynolds@anglesey.gov.uk
Local Members:	All

A –Recommendation/s and reason/s
<p>1) Recommendation</p> <p>i. The Council is recommended to adopt the Local Housing Strategy for Anglesey which is appended to this report. The Strategy sets out the priority outcomes which the Council will work to achieve in partnership with a wide range of stakeholders.</p> <p>2) Background</p> <p>i. Role of the Strategy</p> <p>i. The Council has a statutory responsibility to assess housing need and to lead partnership working to achieve quality housing which meets the needs of its citizens both now and in the future.</p> <p>ii. The Local Housing Strategy provides the Council’s vision of how housing for the people of the island can be improved over a five year period and the priorities which will be addressed to achieve this. The Strategy will ensure a shared understanding of the housing needs of the island, the issues which need to be addressed and the primary outcomes which the Council wishes to achieve.</p> <p>iii. Development of the Strategy and consultation</p> <p>i. The development of the Strategy has come at a time of considerable change for housing providers across the island. This presents both challenges and opportunities.</p>

ii. Key issues at the present time include

- Ensuring a programme of affordable housing which meets need in terms of affordability and type of property at a time when Social Housing Grant has reduced
 - Responding to the implications of Welfare Reform
 - Implementing the significant changes in the Housing (Wales) Act 2014 which include additional obligations to prevent homelessness, the introduction of licensing for landlords and letting agents in the private rented sector and a statutory obligation to provide sites for Gypsies and Travellers.
 - Provision of Extra Care housing and other models of housing support which will provide for the increasing numbers of elderly people in our community
- iii. A public consultation on the Strategy took place between August and September 2014 and was publicised through the website of the Council and several partner organisations and through the media and at stakeholder meetings. The feedback that was received to the Strategy was primarily supportive of its purpose. Several responses was noted the importance in delivering the strategy of ensuring new affordable homes developed would be for people local to the island.
- iv. A new Anglesey Housing Partnership with members drawn from the private, public and third sector met for the first time in September. It has been consulted on the Strategy and provided input into the action plan. The Partnership will have responsibility for seeing the Strategy is delivered and will review the action plan annually.
- v. The action plan which has been developed identifies specific tasks and outputs to achieve the ambitions of the Strategy and identifies the resources that will allow these to be achieved. It will provide key indicators of progress in the priority areas identified for the Strategy.
- vi. At a meeting of Isle of Anglesey County Council Executive Committee on 12 January 2015, a recommendation was made that the Strategy be adopted by the Council and that a report be made annually to Executive on progress with implementing the Action Plan.

3) Key aims

Key examples of tasks in the Strategy which will contribute to continuous improvement of housing and for all the people of the island include:

- i. Stepping up the supply of affordable homes through innovation, prudential borrowing, and partnership working at a time when grant for housing development is likely to continue to reduce. This will be achieved by

- the Council beginning to develop/acquire additional stock following the exit from Housing Revenue Account Subsidy funding and move to self-financing.
 - a development programme with housing association partners which uses Welsh Government grant and loan funding
 - s106 agreements on private developments
- ii. Ensuring more people are satisfactorily housed in our existing housing stock. This will be achieved by
- Continuing and improving our strategic approach to return to use of empty homes, through the use of loans, support to property owners, and where necessary enforcement action.
 - Continued improvement to existing housing stock
 - Through investment in social housing and neighbourhoods by Housing Associations and the Council
 - Continuing and expanding partnership work with private landlords
- iii. Responding to the requirement of the Housing (Wales) Act 2014 for the local authority to provide earlier and more comprehensive assistance to all households at risk of homelessness (including those not in priority need). This will be achieved by reconfiguring housing advice services, incentivising private landlords to assist with rehousing and interventions to prevent homelessness.
- iv. Ensuring that more vulnerable people on the island continue to receive the support they need to prevent homelessness and sustain independent living despite reductions to Supporting People funding. This will be achieved by continuing to review services to ensure best use of available funds and that these are directed at groups with the greatest needs and where possible accessing additional grant funding (eg. for an early intervention project to reduce homelessness among prison leavers)
- v. Ensuring that housing projects support the need to plan for an increasingly elderly population and support the Council's overall ambitions to transform Older Adult Social Care and improve the choice and control older people have over where they live. This will be achieved by supporting the development of Extra Care and community hubs from which support for older people in their own homes can be co-ordinated.
- vi. Existing and future investment in housing will be used as a resource to benefit as fully as possible local communities and businesses. Measures that contribute to achieving this include procurement that supports local companies and jobs and planning for Wylfa Newydd which ensures accommodation needed for workers produces legacy in the form of new affordable homes and upgraded existing accommodation.

B – What other options did you consider and why did you reject them and/or opt for this option?

Not applicable

C – Is this decision consistent with policy approved by the full Council?

Not applicable

D – Is this decision within the budget approved by the Council?

The Action Plan to deliver the Strategy has been developed on the basis of funding already assured and existing resources. Some of the tasks in the action plan would be subject to further Council scrutiny and approval at the appropriate time.

DD – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	
2	Finance / Section 151 (mandatory)	
3	Legal / Monitoring Officer (mandatory)	No issues were raised.
5	Human Resources (HR)	
6	Property	
7	Information Communication Technology (ICT)	
8	Scrutiny	The Strategy was considered at Scrutiny in September 2014. Members were supportive of the draft Strategy.
9	Local Members	In the course of developing the Strategy a workshop for Local Members took place in May 2014. A further workshop focusing on strategic direction in housing took place in November 2014.
10	Any external bodies / other/s	As indicated in the report external partners have been consulted through the fora mentioned.

E – Risks and any mitigation (if relevant)		
1	Economic	
2	Anti-poverty	The Strategy is considered to supports the Tackling Poverty Agenda
3	Crime and Disorder	
4	Environmental	
5	Equalities	Please see Equality Impact Assessment which finds the Strategy has positive impacts on Equality issues.
6	Outcome Agreements	
7	Other	

F - Appendices:
Anglesey Local Housing Strategy and Action Plan

FF - Background papers (please contact the author of the Report for any further information):
None

Ynys Môn - Anglesey

Local Housing Strategy



2014-2019

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Isle of Anglesey County Council Local Housing Strategy 2014-19

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Introduction

A place to call home is the most basic of needs for any of us. It is more than just shelter but a place that shapes our well-being and sense of security.

For the great majority of us achieving a permanent home is not something we can achieve in isolation but involves interacting with landlords, developers, financial institutions and other agencies. Equally at a community level, achieving the right homes in the right places at a cost that is affordable both to individuals and society is an undertaking which needs national and local leadership and working with many partners. For Anglesey this means the County Council providing strategic direction and putting in place the framework which will enable developers, builders, statutory and voluntary agencies, tenants and landlords to work together effectively.

The purpose of the 5 year Housing Strategy is to present a vision of continuous improvement for housing and housing related services on the island . It describes what we want to be achieved on Anglesey by 2019. By setting out the most important outcomes for housing it allows resources and work streams to be directed towards these goals and defines how the Council will work with partners in the public, private and voluntary sector to achieve them.

This needs to be done with an acknowledgement that there are crucial issues which affect the local housing market which a Local authority cannot control and can only hope to respond to and mitigate. These include the economic climate and policy on tax and welfare benefits.

However high quality leadership from the Council in the area of affordable housing and housing advice and support services can make a vital difference to the lives of many residents. Achieving change in the housing sector is often something that can only be achieved over the medium to long term. This is one reason why a housing strategy that looks five years and beyond is of particular importance. Looking at the long term patterns of population, economic, social change can allow the right decisions on developing affordable homes, the targeting of available public funds for housing and setting up the right partnerships to be put in place to respond to this.

Anglesey County Council, the Welsh Government the Health Board and Housing Associations working in the area all recognise that achieving the right homes is a key factor to how people feel and act in their communities, their lifestyles and health and the attainment of children. Again it is how investment in housing is made over the long term which most impacts upon this.

Housing achievements

This latest Local Housing Strategy builds upon and learns from previous housing work at the Council. The last Local Housing Strategy developed in 2007 centred actions around achieving the following 6 service priorities:

- Increasing the amount of affordable housing and choice
- Tackling homelessness
- Improving the quality of housing across all tenures
- Working towards achieving sustainable housing options for vulnerable households
- Tackling fuel poverty and increasing energy efficiency
- Community sustainability and social inclusion

In the intervening years there have been many successes achieved by the housing organisations working on the island. The table below summarises some of the key achievements.

	Action	Outcome
Development – right homes for the island’s future	362 additional affordable homes delivered by housing associations working in Anglesey between 2008 and 2013.	Households assisted to find suitable housing within their financial means
Preventing housing crisis and increasing housing options	Housing Options Team at Isle of Anglesey County Council has increased homelessness prevention interventions .	Reduction in households accepted as homeless and use of temporary accommodation to house these households.
The right support for those who need help to live independently	Increased availability of support options to help those with housing support needs across all tenures	More people given appropriate support to live independently and to prevent homelessness
	Coed Lys Supported Housing Scheme for young people with high support needs completed	A recognised gap in provision filled in order to give high level support to vulnerable young people
Housing stock and communities are improved	200 empty homes brought back into use as a result of interventions by the Empty Homes Officer between 2011 and 2014 (post was created 2011)	Community improvement and best use made of existing housing stock
	Actions have been taken to mitigate fuel poverty <ul style="list-style-type: none"> • Several communities (including 88 Council tenants) have been connected to the Gas network • 312 Solar PV and 87 Solar Thermal Panels have been installed on Council homes. 	Lower income households have been provided with a more cost efficient heating / hot water.
	All Council housing stock achieved the Welsh government Housing Quality Standard by 2012	All Council housing has modern amenities and improved energy efficiency helping to improve health and quality of life for residents.

Main outcomes we want to achieve by 2019

<p>Development – right homes for the island’s future</p>	<ol style="list-style-type: none"> 1. The supply of affordable homes will have increased. This development will seek to match the size of homes, locations and price range that are most needed on the island. 2. Housing Development will contribute to sustainable communities which means that homes need to be in balance with the different levels of affordability which are needed across the population and in individual communities. Transport and energy costs are also recognised as intrinsic to overall suitability of new homes. 3. The progress of the nuclear new build and other significant economic development on the island has been fully taken into account in the housing development programme 4. Accommodation is provided for the Gypsy and Traveller community in line with the assessment of need carried out
<p>Housing stock and communities are improved</p>	<ol style="list-style-type: none"> 5. More homes across all tenures will be of a satisfactory standard of repair including improved energy efficiency ratings and thus lower running costs 6. Better use is being made of the existing supply of homes on the island through continuing to bring back empty homes into use and better partnership working with private landlords to increase the supply of quality homes 7. More people feel safe and are safe within their communities. In particular addressing the problems of domestic violence and anti-social behaviour will be a high priority.
<p>Preventing housing crisis and increasing housing options</p>	<ol style="list-style-type: none"> 8. People can easily access information and advice at an early stage to assist with housing problems and related financial or support issues, in particular because of the implications of Welfare Reform. Hence the risk of homelessness is reduced 9. Housing allocation system has been reviewed to ensure this reflects present priorities and is easier for customers to understand and use 10. Services to prevent homelessness have been continually improved resulting in less statutory homelessness.
<p>Support to promote housing independence</p>	<ol style="list-style-type: none"> 11. People are offered the best short or longer term support services to set up or maintain accommodation. 12. An Accessible Housing Register has been developed and assisting people with disabilities homes suited to their needs
<p>Homes for longer lives</p>	<ol style="list-style-type: none"> 13. As people live longer and want to continue to enjoy independent living, a range of support and accommodation options, including Extra care, have been developed which provide choice 14. Housing services that support people to remain in their own homes (eg Disability Facilities Grants and housing related support) continue to meet changing lifestyles and increased demand.

<p>The links between housing and the wider economy are fully realised</p>	<p>15. Development and renewal of housing is bringing economic and employment opportunities to the island and its citizens</p> <p>16. Impacts and opportunities related to housing are fully recognised as the Energy Island projects are progressed</p> <p>17. The benefits of funding for projects which address deprivation (eg Communities First and Vibrant and Viable Places) are fully realised.</p> <p>18. Excellent partnership is in place to deliver the housing ambitions identified</p>
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National and Local context

The Local Housing Strategy has been developed in the context of the UK and Welsh government policy explained below. These policies and related legislation lead their public spending priorities and hence influence the funding streams available to Anglesey Council to deliver the Strategy.

At local level the housing strategy will not fulfil its purpose unless it fits with the Council’s overall vision for Anglesey. The links between other major areas of work for the Council (including older people’s services, economic development and addressing deprivation and closer working with Health Services) are key factors in the Strategy.

1. National policy

Welfare Reform

The UK’ government’s programme of Welfare Reform is being implemented in phases and the impacts are therefore emerging over time and will continue to affect many Anglesey households over the lifetime of this Strategy.

Direct impacts on housing include the change to housing benefit which removed the spare room subsidy (more commonly known as “the bedroom tax”); changes to the way local housing allowance is set(which supports many people living in the private rented sector) and the requirement that in the private rented sector people under 35 will only receive housing benefit assistance which enables them to rent a room in a shared property. However there are many other aspects of both the measures already in place and the introduction of Universal Credit in the future which will especially impact on lower income households and the benefit dependent and have knock on effects to accessing and maintaining a tenancy.

The wide scope of Welfare Reform means that it is a consideration implicit to most themes of this strategy.

The National Housing Strategy for Wales: Improving Lives and Communities – Homes in Wales,

This sets out three key priorities for Wales, these being:

- Increased housing and a greater choice
- Improving homes and communities
- Improving housing related support services and support particularly for vulnerable people and people from minority groups.

It recognises that “Local authorities will continue to be a key driver in meeting housing need”

In the **Wales Infrastructure Investment Plan** the Welsh Government sets strategic priorities including housing investment to generate jobs and growth. Subsequent initiatives aimed at

increasing housing supply (eg Housing Bond to give extra borrowing capacity to RSLs) have reflected this priority.

The Ten Year Homelessness Plan for Wales 2009-2019

The strategic aims set out in this document are

- Preventing homelessness where possible
- Working across organisational and policy boundaries
- Placing the service user at the centre of service delivery
- Ensuring social inclusion and equality of access to services
- Making the best use of resources.

The Housing (Wales) Act 2014

The two strategies above are reflected in this Act which became law in September 2014.

The most significant aspects of the eight part Act from the point of view of Anglesey are as follows:

Regulation of Private Rented Housing

A requirement that private landlords with property in Wales are registered and that individuals and agencies that let and manage properties must become licensed. There will be penalties for non-compliance. The intention of this is to improve letting and management practice by increasing the understanding of both landlords and tenants of their respective rights and responsibilities. It will also provide much needed information about who private landlords are.

Homelessness

- There will be a stronger duty on local authorities to prevent and relieve homelessness with this duty including both those who would be in priority need if a homelessness application was made (ie families with children and vulnerable people) and single people and couples.
- A new power is given to local authorities to discharge a main homelessness duty by securing suitable accommodation in the private rented sector.

This therefore emphasises early intervention to prevent homelessness and widens the range of people who should be provided with focused assistance to find solutions to their housing problems and address the underlying causes. It recognises that it is not always necessary to resolve homelessness through a long term social housing tenancy and that the private rented sector can also provide a stable home.

Gypsies and Travellers

A strengthened duty is placed on local authorities to assess the housing needs of Gypsies and Travellers and provide sites which meet this need.

Housing Finance

The Act will end the existing Housing Revenue Account Subsidy system for the 11 local authorities in Wales which continue to own their own stock. Councils will therefore gain much greater independence to invest in existing stock and new build.

For Anglesey this represents a major opportunity for the council to reverse the decline in its Council housing numbers and use both development and acquisition of existing homes in suitable circumstances to provide more affordable housing.

Council Tax for Certain Types of Dwellings

Local authorities are given a discretionary power to a premium of up to 100% on:

- homes empty for more than a year.
- Second homes

Getting on together – A Community Cohesion Strategy for Wales 2014

This Strategy is a framework to help ensure communities can live together respecting and valuing differences and ensuring everyone gets a chance to take part in community life and to use services. Community Cohesion principles need to be embedded in the approaches of public services including housing. Housing providers need to take an inclusive approach to working with tenants and developing new homes and have policies to prevent and tackle hate crime.

Anti-social Behaviour, Crime and Policing Act 2014.

The Anti-social Behaviour, Crime and Policing Act 2014 came into force on the 20th October 2014, setting out a new approach to dealing with anti-social behaviour, with an emphasis on putting the victims first.

The primary aim of this legislation is to make the response to complaints more victim centred and streamline the measures available to professional bodies - 19 measures previously available have been streamlined to 6 new powers. These are :

- Civil Injunction
- Criminal Behaviour Order
- Community Protection Notice
- Public Spaces Protection Order
- Closure Power
- Dispersal Powers

This will provide new opportunities for housing providers on Anglesey to work in conjunction with the Community Safety Partnership and North Wales Police to make best use of the powers available to combat anti-social behaviour and improve the quality of life for tenants and residents of Anglesey.

Other key policies which are reflected in the Strategy are listed below. The implications of these and the Housing (Wales) Act are explained more fully in the relevant sections of the Strategy

- Renting Homes Bill
- The Strategy for Older People in Wales 2013-2023
- Social Services and Well Being (Wales) Act 2014
- The Welsh Language Strategy 2012–17, A Living Language: A Language For Living

2. Local Strategy

Isle of Anglesey County Council sets out its strategic vision for the island in two overarching documents

Isle of Anglesey Single Integrated Plan – Our Island Our Future 2013-2025

Developed by the the Local Service Board (Isle of Anglesey County Council, representatives from the Police, Health, Voluntary Sector, Fire and Rescue Service, Further and Higher Education sectors and ‘One Voice Wales’ which represents local Town and Community Councils) and therefore offers an integrated and holistic view of the needs of Anglesey over the coming decade. The Plan sets out its vision as to “Work together to create jobs, improve health and deliver a safe and sustainable place to live”

Isle of Anglesey Corporate Plan 2013 – 2017

Developed by the Council in consultation with local people and partner organisations it sets out the outcomes which the Council as an organisation will be working towards in order to make a difference to the lives of our citizens over the next four years. Work is focused around 3 priority areas : Supporting the most vulnerable; Developing the Economy; Raising the standards of and modernising schools

Both plans recognise the contribution of quality housing to achieving the outcomes they seek.

Understanding the housing picture in Anglesey

A Housing Strategy needs to be based on reliable information about the housing needs of the population and set in the context of the social and economic forces which shape the area.

Table 1 shows research commissioned by the Isle of Anglesey County Council and other data sources which provide the full statistical background for this Strategy.

Table 1

Local Housing Market Assessment 2013
Housing Needs for local residents and Housing Solutions resulting from the Energy Island Programme 2013
Studies providing evidence for Joint Local Development Plan
Private Sector House Condition Survey 2008
North West Wales Gypsy and Traveller Accommodation Assessment 2013
Data from Isle of Anglesey County Council Housing Register
Data based on Housing Benefit and Council tax records
Census data 2011
Older Peoples’ Need Assessment
Private Rented Market in Anglesey study Arc4

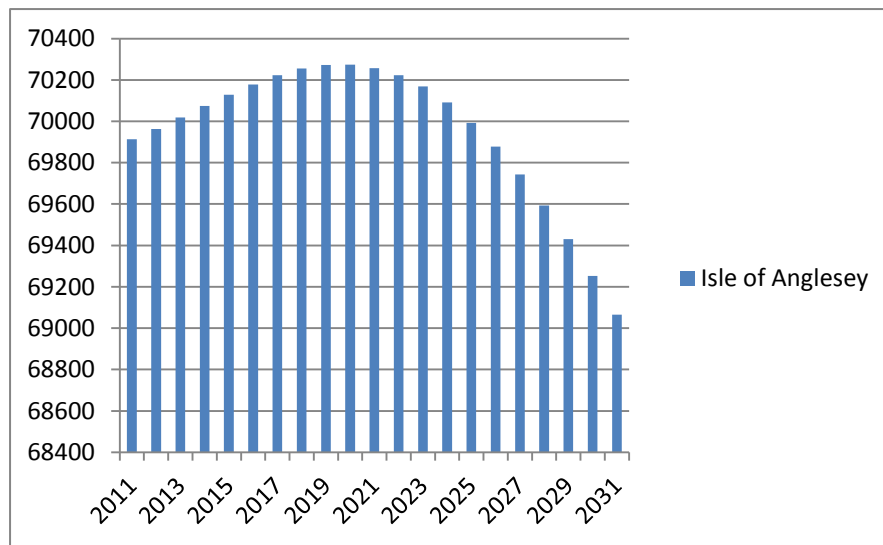
The following section summarises the key data which need to influence the strategic approach to housing over the next 5 years and beyond.

The population and the housing stock

Based upon projections from the census of 2011, the population of Anglesey in 2014 is 70,018 in 2014. The population increased by 4% between the census of 2001 and 2011. In 2011 there were 30,594 households, an increase of 8% since 2001. In common with the national picture, household numbers are increasing faster than population growth as household size decreases and in particular the number of one person households grows.

The table below shows the changing population based upon latest forecasting of population over the years to 2031. This shows the overall population peaking at 70274 in 2020 and then falling back slightly from this point and standing at 69065 in 2031.

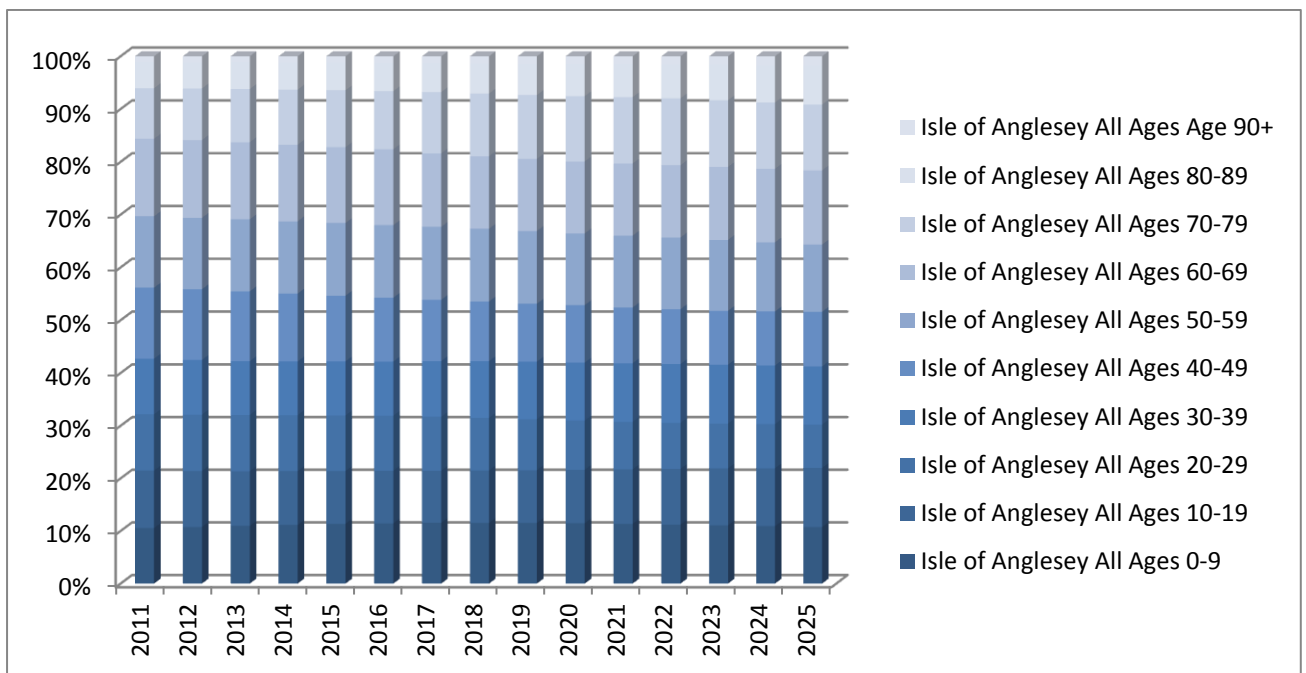
Table 2 - Population change Anglesey 2011-31



(source – StatWales 2014)

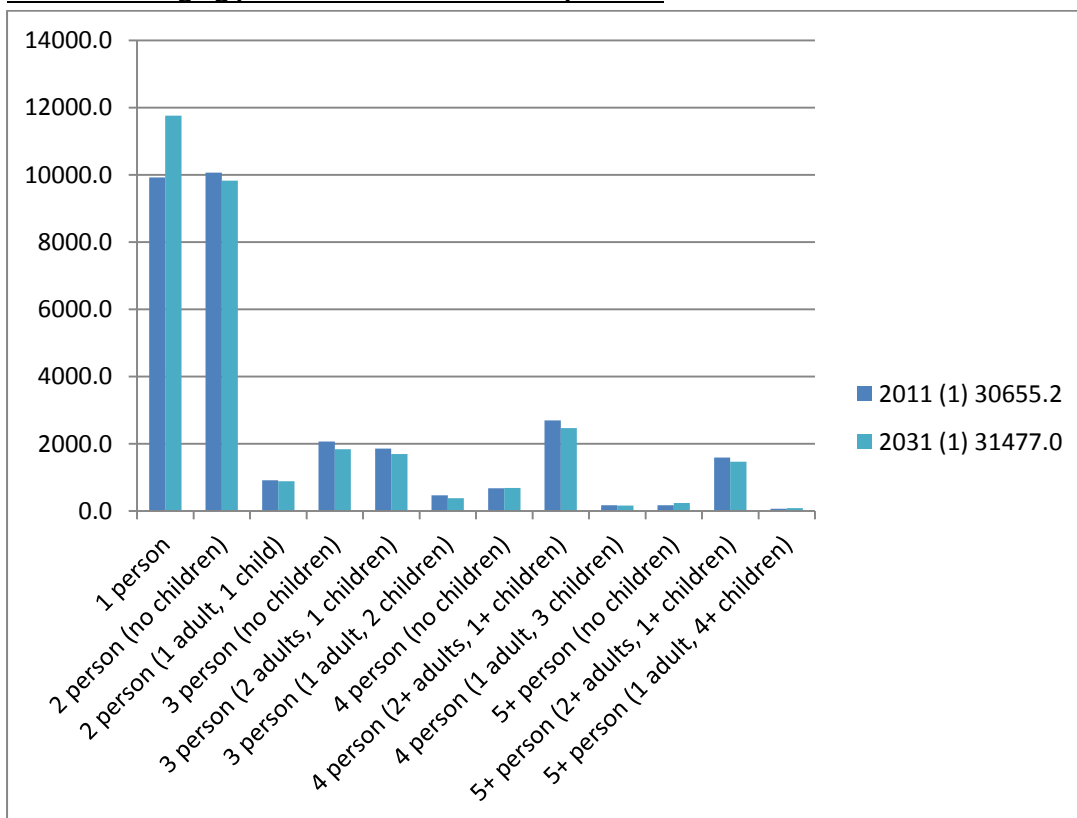
The table below shows age projections based upon census information. The numbers of older adults of 65+ will continue to increase and more markedly the numbers of 85+ will rise rapidly. The average age of the population will therefore increase.

Table 3– changing make up of population by age group



There will also be a change in the mix of households across the island. This is as a result a) of more older people who are more likely to live alone b) social patterns which are leading to smaller households sizes (eg. Single parent households)

Table 4– Changing patterns of household composition



Source: StatsWales 2014

Table 5 - Tenure

		Owned	Social Housing	Private Rented	Private rented sector (other)
ANGLESEY	2001 Total	19,231	4,882	2,703	1,576
	2001 %	67.7	17.2	9.5	5.6
	2011 Total	20,971	4,550	3,699	1,374
	2011 %	68.5	14.9	12.1	4.5
	% Change 2001 -2011	+0.5	-2.3	+2.6	-1.1
WALES	% 2001	70.8	18.4	7.4	3.3
	% 2011	67.4	15.9	12.7	3.1
	% change	-3.4	-2.5	+5.3	+0.2

The table above shows the tenure of all households on the island as of 2011 and the change since 2001. Unlike other authorities in Wales the percentage of owner occupiers in Anglesey has shown a small increase since 2001. The numbers of those in private rented has also grown, though this is a smaller growth rate than the rest of Wales owing to the larger than average private rented sector in 2001. The private rented sector on the Anglesey is now similar in size to that for the whole of Wales.

There are 34,168 dwellings on the island in total. On the date of the last census (27 March 2011) 89.5% contained at least one person whose place of usual residence is at that address. This suggests that around 11.5 % of dwellings are not used as main residences. . These will mainly be homes used as second homes and as holiday residences.

Table 6 - Ethnicity

	% White	% Mixed/ multiple ethnic group	% Asian/Asian British	% Black/African/ Caribbean/ Black British	% Other ethnic group
Isle of Anglesey	98.2	0.7	0.7	0.1	0.3
North West Wales	97.3	0.8	1.3	0.2	0.5
Wales	95.6	1	2.3	0.6	0.5

(Census 2011)

While the numbers of people from Black and Minority Ethnic backgrounds remains small numbers have grown since the last census in 2001. It is important that housing policy remains inclusive of the needs of all ethnic backgrounds.

Health

The 2011 census provides information about the general health status of the local population

Table 7 – Health

	% of residents assessing their general health as bad or very bad	% of residents where day to day activities are limited by a long term health problem or disability
Anglesey	6.3%	23.1%
Wales	7.6%	22.7%

(Census 2011)

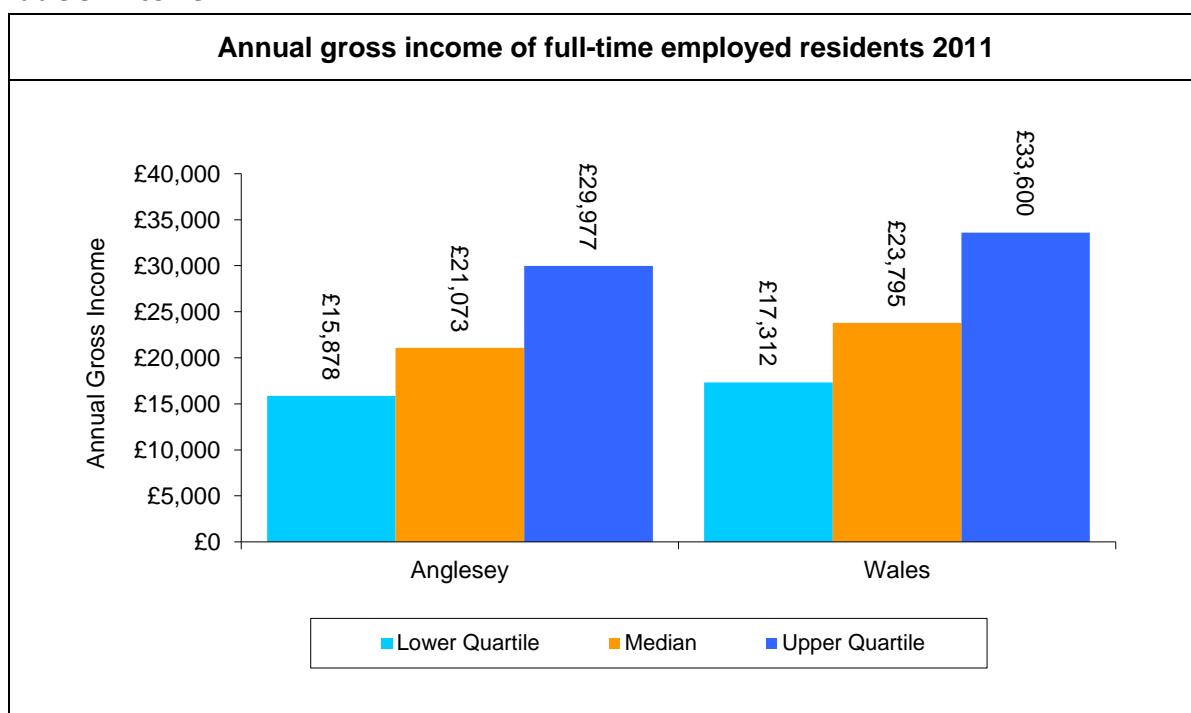
Unemployment level

Unemployment for the island has fallen from 5.1% in February 2013 to 3.9% in March 2014. There are large variations across the island with unemployment standing at its highest in the ward of Holyhead Town where unemployment stood at 10.9% in March 14 and all wards adjoining Holyhead town also have rates over 6%. The wards of Rhosneigr, Amlwch Port and Tudur Ward (Llangefni) also have higher unemployment than the island average.

Income

The mean earned income for full-time employees resident in Isle of Anglesey in 2011 was £24,067, (ONS Annual Survey of Hours and Earnings – Household Income) which is lower than Wales as a whole (at £27,346). As the table below shows, at all points on the distribution, annual gross income in the Isle of Anglesey is lower than the equivalent in Wales as a whole.

Table 8 - Income



In relation to the mean income of full-time employees resident in the Isle of Anglesey and Wales since 2006, the Isle of Anglesey has recorded almost no change (less than 0.1%) since 2006 compared to an increase of 11.5% across Wales. While mean earnings in the Isle of Anglesey peaked in 2008, they have continued to rise nationally. The fall in earned income in the Isle of Anglesey since 2008 reflects the closure of Anglesey Aluminium which provided higher than average wages, as well as the subsequent reduction of the Eaton Electrical workforce..

Prosperity and Deprivation

There are stark differences between the most prosperous districts on the island and the most deprived. On the basis of the 2011 Welsh Index of Multiple Deprivation the island contains some of the most deprived wards (in Holyhead and Llangefni) and some of the least deprived wards in Wales. This index of deprivation includes elements directly relating to housing (ie. overcrowding, lack of central heating) and others that are affected by lack of suitable housing (health, community safety, education)

House Price Data

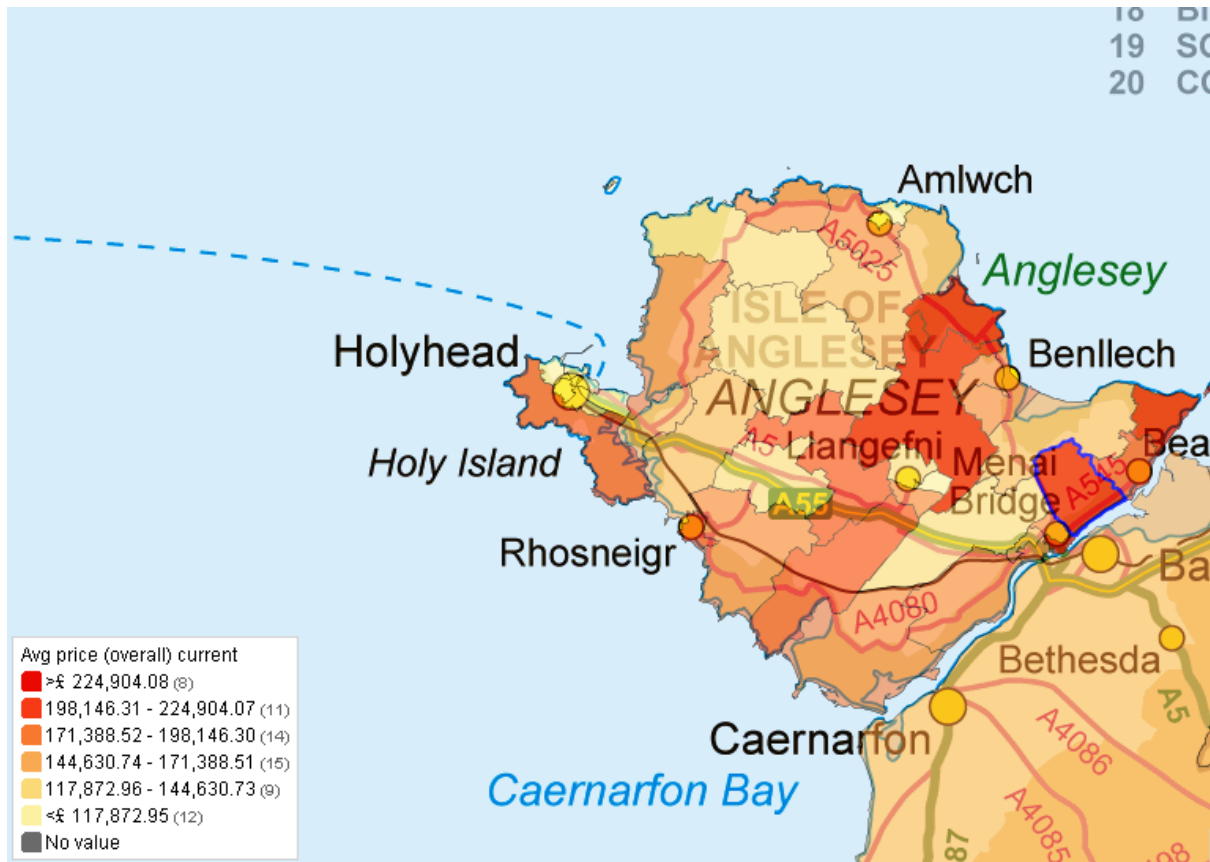
The middle column shows average house prices since June 2012. These have fluctuated over the last few years but there is now a pattern of a gradual increase . However the lower quartile price remains variable and is generally comparable with the price 2 years ago.

Table 9 - House Prices

Sold House prices on Anglesey 2012 -2014			
	Upper Quartile	Average	Lower Quartile
Jun-12	191,483	158,331	112,650
Jul-12	196,816	163,224	116,150
Aug-12	179,666	150,738	109,500
Sep-12	201,333	167,302	117,650
Oct-12	210,000	171,396	119,983
Nov-12	212,500	174,638	116,983
Dec-12	190,000	158,822	108,000
Jan-13	178,333	149,800	103,000
Feb-13	172,500	149,629	108,000
Mar-13	168,333	148,685	106,448
Apr-13	186,666	161,604	102,114
May-13	193,000	159,154	97,781
Jun-13	204,666	167,008	106,333
Jul-13	187,333	157,528	110,666
Aug-13	184,333	163,146	112,500
Sep-13	176,000	161,854	109,666
Oct-13	179,000	163,368	112,000
Nov-13	181,666	161,295	109,166
Dec-13	188,333	160,354	101,333
Jan-14	190,500	162,991	103,666
Feb-14	181,166	161,040	103,666
Mar-14	174,250	163,921	109,500

(Source Hometrack 2014)

The map below indicates the variety in average price by ward across the island in May 2014, with the darker areas showing the higher price areas. Average prices vary between in excess of £224,000 to less than £117,872. The lowest prices can be found in the more populated areas – ie. Holyhead, Amlwch and Llangefni.



Housing Need on Anglesey

Local Housing Market Assessment

A Housing Needs survey for the whole of Anglesey was undertaken in 2012 and the results of this were in turn used to produce a Local Housing Market Assessment which gives a comprehensive picture of the local housing market and an assessment of housing need on the island.

The Assessment demonstrates that affordability of housing is a problem for many households on the island. For example households moving in the private rented sector in the last 2 years were spending on average 34% of household income on their rent. In relation to potential newly forming households (likely to be young people) 43.4 % would be unable to afford market housing when affordability is based on 25% of income.

The LHMA assesses the numbers of additional affordable homes needed based on a methodology advocated by the Welsh Government. It is based upon current levels of housing needs, future formation of new households and the amount of existing housing stock now and in the future to meet this housing need. The term Housing Need means the situation where a household lacks its own housing or is living in housing considered inadequate or unsuitable **and** cannot access suitable housing at market prices. The methodology used in the LHMA bases this assessment on the

assumption that a household should spend no more than 25% of its income on housing. This results in the finding that over the 5 years from 2012

1. When 25% of household income is used, there is an annual need for 635 affordable homes each year

This calculation was repeated making the assumption that households can afford to spend up to 30% of their income on rental housing and also factors in the assumption that the private rented sector can provide suitable accommodation

2. Using this approach there is an annual need for 134 affordable homes each year

Housing waiting lists

Additional information about Housing Need is provided by the housing registers for Anglesey. The waiting list for Social Housing captures those who are currently seeking accommodation with the Council and housing associations (it can include people without a local connection and existing social housing tenants who are seeking a transfer). In February 2014 there were 1467 households on the waiting list. They were seeking the following sizes of property

Table 10

	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed
Number of applicants	430	725	257	45	9	1

In addition the Tai Teg register was established in 2012 for people who are interested in home ownership, cannot afford market prices but wish to be considered for assisted home ownership option. As of December 13 464 people from Anglesey were registered. They were seeking homes in locations across the island. 61% were seeking either a 2 or 3 bed home. 64% of those making a specific response considered £90-130,000 to be an affordable price for their household.

The existing housing stock

Stock profile

Compared to the national stock profile for Wales, Anglesey has a high proportion of detached houses and bungalows and a lower proportion of terraced and semi-detached and flats.

Table 11

	Detached homes	Semi-detached homes	Terraced homes	Flats
Anglesey	47.5	22.5	22.6	7
Wales	27.8	31.9	27.7	12.3

(Census 2011)

Table 12 - Level of occupancy of homes

	Total number of homes	Homes with 2 or more spare bedrooms	Homes with 1 or more spare bedrooms	Homes with no spare bedrooms	Homes with one or more fewer bedrooms than needed
All homes	30,594	13,537	10,865	5,517	675
%		44%	36%	18%	2%
Owned or shared ownership (part owned and part rented) number	21,034	11,362	6,937	2,413	322
%		54%	33%	11%	2%
Social rented number	4,487	795	1,821	1,705	166
%		18%	41%	38%	4%
Private rented or living rent free number	5,073	1,380	2,107	1,399	187
%		27%	42%	28%	4%

The majority of households have more bedrooms than required for the number of people in the home. 80% of households have 1 + bedrooms more than numerically required. 2% of households have insufficient bedrooms to house the number of occupants. These figures vary considerably across tenures. Owner occupiers are considerably more likely to have spare bedrooms than private renters or social renters. Overcrowding is more common among private and social renters where 4% of households have insufficient bedrooms.

Stock condition

The Private Sector House condition survey carried out in 2008 provides information about the 84% of stock in the private sector.

This found that 22.3% of private sector housing stock exhibited a Category 1 hazard within the Housing Health and Safety Rating System* . This rose to 35.4 of private rented housing.

Using the previous measure of stock condition (pre 2004), 2% of private dwellings would be considered “unfit” rising to 5.7% of private rented stock.

(*Housing Health and Safety Rating System (HHSRS) became the national system for assessing housing conditions under the Housing Act (2004). A category 1 hazard is a hazard from a list of 29 listed housing hazards where there is also considered to be a high risk of serious harm)

Local variation within the island

The data sources available confirm the need to recognise the varying needs of different locations on the island and that data available at more local level, including ward and community council level should be used where possible to ensure that local needs are understood and recognised in making housing provision.

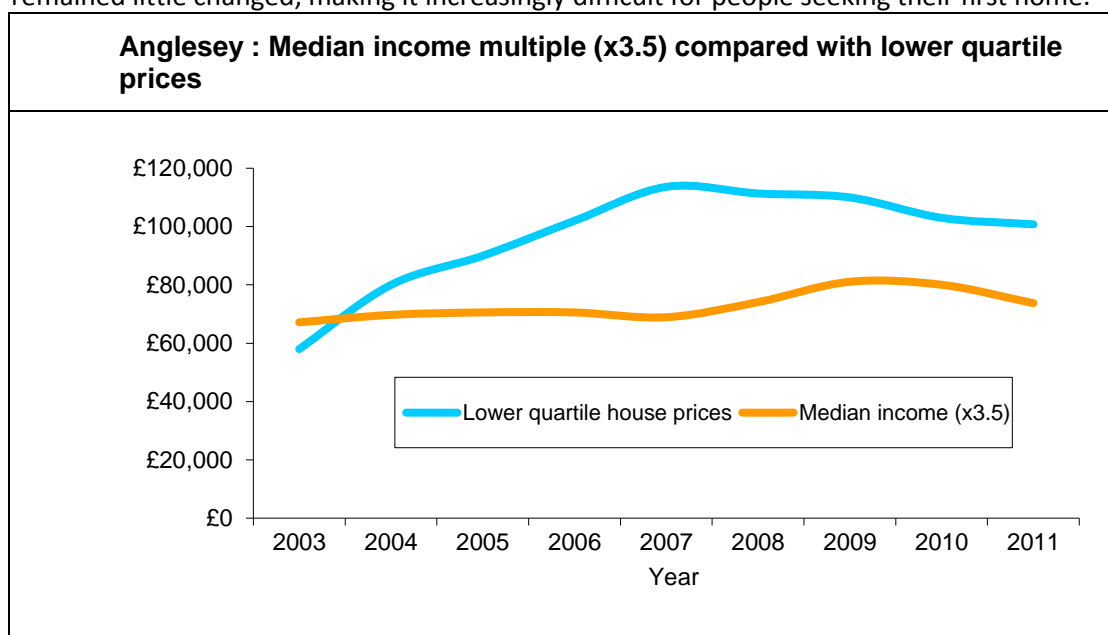
Theme 1 - Development of the right homes for Anglesey's future

Why is this an important issue for Anglesey?

a) Impacts on individuals and communities of a shortfall of affordable homes

- i. A shortage of suitable homes which can be afforded by local people is an issue which interlinks with many of the other housing issues explored in this strategy (ie. Homelessness, housing crisis, suitable housing for people with support needs and older people). It is raised as a key issue in consultations about the housing priorities for the island.
- ii. Sustainability of communities are threatened . An inadequate supply of suitable affordable housing contributes to young people leaving the area and can restrict economic growth. Local facilities (such as shops) are put at risk. Social networks can be undermined when local people move away because of shortages of suitable housing. The future of the Welsh language is weakened when Welsh is less commonly the language of social interaction, as more non-Welsh speakers are able to outprice local people.

The table below illustrates how lower quartile house prices rose from 2003 while median income remained little changed, making it increasingly difficult for people seeking their first home.

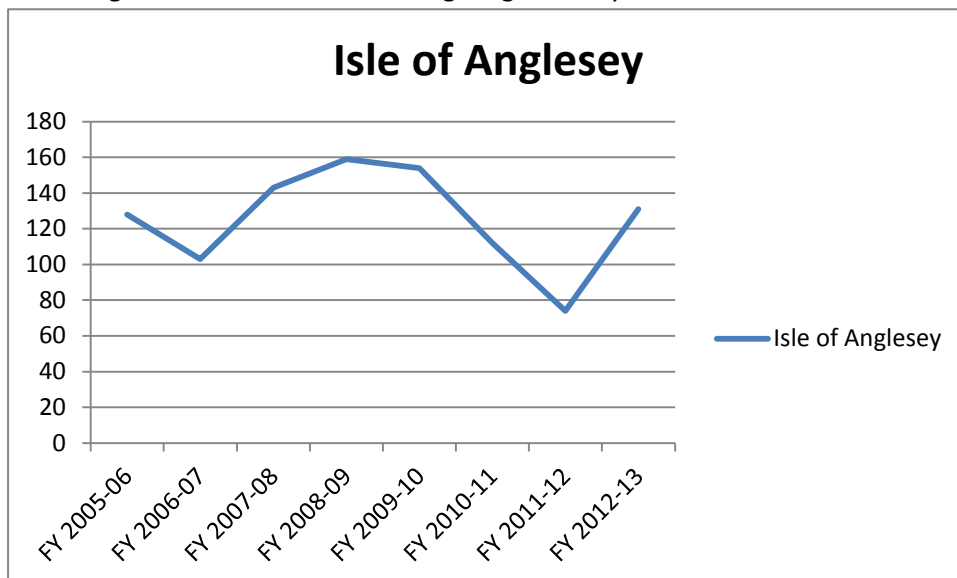


(Anglesey LHMA - Source: Land Registry and Annual Survey of Hours and Earnings)

As of June 2014 the lower quartile price for a home on Anglesey is £110,800 meaning that this price is 6.1 times higher than median earnings for a single person on the island (source Hometrack).

- iii. The percentage of the population living in the social rented sector where rent levels are controlled to keep them at affordable rates has fallen between 2001 and 2011. While additional new homes have been built by the Housing Associations working in Anglesey the rate of growth is slower than in the private sector and a small number of Council homes are

still being lost as rental homes through Right to Buy.



The table above shows the number of all new homes complete on Anglesey over the years from 2005 to 2013. There has been a recovery in numbers since 2011.

- iv. The unaffordability of home ownership and waiting lists for social housing have contributed to more of the population finding housing in the private rented sector. Alternatively people may remain in the parental home longer or in the worst case scenario, where people have few resources to help them secure accommodation, they may be at risk of homelessness.
- v. Other factors which have contributed to difficulty accessing suitable housing are the fall in average salaries in Anglesey and welfare reform provisions which have limited the size of home on which housing benefits are payable in the social sector and limited rises in the Local Housing Allowance rate in the private rented sector. The number of households is increasing disproportionately to the population because of smaller household sizes for reasons including longer lives and growth in single parent families.

b) Rural Housing

There are specific issues in relation to supply of housing outside the main service centres in Anglesey (Holyhead, Llangefni and Amlwch) where house prices tend to be higher and availability of both social rented and privately rented can be limited. Similarly the opportunity to develop new homes can be more difficult because of land availability and the potential for costs to be higher

c) Accommodation for Gypsies and Travellers

The Housing Bill (Wales) requires Local Authorities to make provision for the site requirements of Gypsies and Travellers which have been established through a Needs Assessment. The North Wales Gypsy and Traveller Assessment 2013 established that there was a need on Anglesey for 11 residential pitches on Anglesey.

Key areas of work which will deliver more affordable homes

a) Joint Local Development Plan

There is a strong tradition of home ownership in the U.K and while the percentage of owner occupiers is now falling, ownership remains the desired and expected tenure of the majority of

people. The ability of the private development sector to meet demand arising from demographic factors, social change and economic growth is one key part of ensuring the island has the right housing now and into the future. The Joint Local Development Plan (JLDP) which is being progressed for Anglesey and Gwynedd is a vital element of making sure that land availability and planning policies are in place to achieve this. Cross department working will continue to support adoption of the JLDP by 2016 .

Until the adoption of the new JLDP the Affordable Housing Delivery Statement adopted by the Council in 2009 will continue to be used as a material consideration in decisions on planning applications and supports the delivery of some additional affordable housing over and above that achieved with public funding. It requires that on developments of 10 or more homes 30% should be affordable, subject to viability.

b) Anglesey County Council will seek to increase its own housing stock

Following final agreement and completion of the proposed exit from the current Housing Revenue Account, enabled by the Housing (Wales) Act 2014, Anglesey County Council Housing Services will begin to increase its own stock through developing new homes and potentially acquiring existing ones.

c) Affordable housing development programme

The Council knows the amount of Social Capital Grant it will receive for the next three years. For homes at social rent the Grant funds 58% of the development cost with the housing association securing the remainder through borrowing. The Council will continue to work in partnership with local RSL partners to deliver the maximum value from this fund. In recent years a number of other funding streams have been available from the Welsh Government. Each will have specific terms and conditions attached which means Isle of Anglesey County Council must plan and be able to work in an adaptive manner to obtain the maximum financial benefit.

d) Rural Housing Enabling

Anglesey's Rural Housing Enabler, has made a significant contribution in facilitating potential developments and in particular working closely with community councils to highlight housing need in more rural areas of the island where delivery of affordable housing is often more challenging. In many of the more rural areas there are fewer opportunities to buy at a price suitable for a first time buyer and also a scarcity of properties for private rent. Some times the cost of providing affordable homes in rural area is higher than in service centres. However the value of providing affordable housing is greater over the longer period in terms of meeting housing need, keeping families in communities and their contribution to the local economy

What needs to happen by 2019

1. Housing Services and the Joint Development Plans Unit will continue to work closely together to ensure the Local Development Plan delivers homes that meet the evidenced need for affordable homes and greater numbers of people who may need specialised / adapted housing.
2. The Council will ensure it maintains up to date evidence on the level of affordable housing needed, and the types and sizes of homes required. It will use this evidence to provide active leadership to enable the right homes to be built in the right locations.
3. The Council will act on evidence of need of more smaller homes in its development programme.

4. Rural housing need, which can present particular challenges in identifying affordable land and where economies of scale are harder to achieve, will continue to be given specific attention building on the existing good practice of the Anglesey's Rural Housing Enabler.
5. The Council will continue to seek best value from available resources of land and finance including exploring alternative models of delivering homes (eg. Co-operative housing, cross subsidy where some market housing can subsidise affordable homes on exception sites when this brings appropriate outcomes). Partnership working with housing associations, private sector developers and local communities will facilitate this. . A new Anglesey Housing Partnership (see Theme 6) will also support this goal.
6. Anglesey County Council will make best use of the financial freedom of exiting the existing Housing Revenue Account system to begin a programme of development and acquisition.
7. While there are currently only provisional milestones for the development of the Wylfa Newydd and other major economic projects, it is a key objective that affordable housing needs in both the short and long term will be linked to these developing projects . Housing and the infrastructure to serve homes should be a central legacy of these projects.
8. Provision of accommodation for Gypsy and Travellers, both permanent pitches and suitable transit provision, will be achieved.
9. In enabling new development , best practice in terms of sustainability will be pursued. This means high standards of energy efficiency, design that contributes to reducing crime and anti-social behaviour, and balanced communities with homes that meet the variety of local needs.

Theme 2 - Making best use of existing housing stock and improving homes and communities

Why is this an important issue for Anglesey?

- 1. More homes are needed on the island to meet demand for both market and affordable housing but at the same time too many are lying empty**
 - a) There were over 765 homes which had been empty for 6 months or more on Anglesey (April 2014) which is approximately 2.2% of the island's total housing stock. A focus on tackling empty homes including the employment of an Empty Homes Officer, and dedicated assistance from an Environmental Health Officer and a regular Empty Homes "surgery", has brought considerable success and has enabled homes to be occupied by first time buyers and added more units to the private rented stock.
 - b) Empty homes can be found at locations across the island and include both small flats and large houses. The empty homes are frequently an eyesore but have also become targets for vandalism or anti-social activity. Properties left empty and unmaintained for long periods can fall into more serious disrepair making the job of re-occupying them proportionately more difficult.

2. The numbers of people living in the private rented sector on Anglesey is increasing. The problems which are sometimes associated with this sector need to be tackled to ensure private tenants have quality accommodation and their housing rights are respected.

- a) The total number living in this sector is now greater than the number living in social housing on the island. The slow turnover of social housing and a supply of new build that does not meet demand means that for many households the private rented sector offers the best chance of a suitable home when they are looking for a first home or need to move home.
- b) To provide a stronger framework to ensure consistently high standards in the sector, the Housing Wales Bill will introduce a national licensing scheme for private landlords and letting agents. This is intended to result in improved standards, greater availability for information on local landlords to local authorities and tenants and increased understanding by landlords and tenants of their rights and responsibilities.

The Energy Bill (2011) included a provision that from April 2018, all private rented properties must be brought up to a minimum energy efficiency rating of 'E'. This provision will make it unlawful to rent out a house or business premise that does not reach this minimum standard

- c) The last stock condition survey (2008) on Anglesey found that 35% of privately rented housing had a category 1 hazard* compared to 22% of all the housing stock. There is a national issue of poor standards of repair and energy efficiency in the sector.
- d) On average people move more frequently in this sector and there is less security of tenure. There is therefore a particular risk that residents who rely on this tenure for their housing could be adversely affected by the growing numbers of workers required for Wylfa Newydd and other major economic projects on the island.

3. There is also disrepair in homes occupied by owner-occupiers where they cannot maintain the homes because of low income or ill health / incapacity. Lack of maintenance also increases the possibility of long term and expensive deterioration of the property.

Disrepair in private homes is a risk to the health and safety of existing occupants. This can particularly be the case with older people who do not have the income to maintain their home adequately or to make adaptations needed for health reasons. The last stock condition survey (2008) found that 21% of owner occupied housing had a category 1 hazard*. ¹ 16% of these households were considered vulnerable (defined as in receipt of benefit or income less than £8000

4. Fuel Poverty on the island

Fuel poverty occurs when a household needs to spend more than 10% of its income on all household fuel in order to maintain a satisfactory level of heating.

It is estimated in Wales as a whole that 30% of households and 33% of vulnerable households are in fuel poverty (2012 Projections based on 2008 baseline information – Building Research Establishment BRE). While a figure is not available at Local authority level the lack of gas supply in parts of the island and the age of the housing stock means the level is likely to be higher on Anglesey.

¹ *(Under the Housing Health and Safety Rating System (HHSRS) a Category 1 hazard is a risk in the home that is serious enough that the local authority would have a statutory duty to take some form of enforcement action)

In Anglesey 5.3 % of homes do not have central heating. The limited gas network on the island also means a high percentage of homes rely on usually more expensive oil or electric central heating.

Type of heating in 2011	Anglesey %	Wales%
	All categories: Type of central heating in household	100.0
No central heating	5.3	2.3
Gas central heating	50.3	76.3
Electric (including storage heaters) central heating	10.8	5.5
Oil central heating	23.3	8.7
Solid fuel (for example wood, coal) central heating	2.7	1.9
Other central heating	1.1	0.9
Two or more types of central heating	6.5	4.4

(Source Census 2011)

More people feel safe and are safe within their communities.

Living in safe and secure housing is important to both physical and mental health. In addition to the disrepair issues mentioned above, there continues to be a need to act upon the issues which can reduce security within Anglesey homes. The way new homes are designed and regeneration work which opens opportunities to remodel residential areas can make a significant difference to rates of crime, anti-social behaviour and people's feelings of security. The way Social Housing landlords manage anti-social behaviour in their neighbourhoods is also a key issue as people experiencing anti-social behaviour can be left feeling intimidated in their own homes.

Anti-social behaviour can take many forms and as an example can include : graffiti, vandalism, loud music, noise nuisance, fly-tipping, pet nuisance (such as noise or fouling), criminal behaviour, threatening or violent behaviour, hate crime (such as racial harassment) domestic abuse, drug and alcohol related anti-social behaviour. The new Anti-Social Crime Behaviour Crime and Policing Act provides a new basis for partnership between agencies to ensure the range of powers are used appropriately and effectively to tackle anti-social behaviour as quickly as possible and ensure victims are supported.

Community Cohesion

The Community Cohesion agenda which seeks to ensure respect for differences and tackling the issues which can community tension is an area of work which it is important for housing providers to support and to inbed into their service provision. For Anglesey this includes ensuring we understand and are inclusive of minority groups (eg Gypsies and Travellers, immigrants). The island may face new challenges through growing numbers of workers, including immigrants, working on Energy IIsand Projects and from changes to community demographics.

What needs to happen by 2019?

Empty Homes

1. Housing Services needs to continue to set challenging targets to facilitate the return of empty homes to use. This is currently set at 75 homes per year. It will review the Empty Homes Strategy to ensure the right prioritisation approaches are in place to make best use of the financial and staffing resources available. Gaps in the ability to tackle empty homes will be considered eg. Provision of project management where empty home owners are reluctant to organise works needed without additional support.
2. The new power to charge additional Council Tax on homes empty for more than 12 months in the Housing (Wales) Bill offers an additional disincentive to long term empty homes. A decision will be needed within the Council on how to use this power and how to use any revenue raised.

Working with the Private Rented Sector

1. The Council will work to support the introduction of the Private Landlord Registration Licensing scheme being introduced in the Housing (Wales) Bill. In addition to helping ensure the landlords are acting responsibly this will provide local authorities with much improved knowledge of the numbers of landlords operating in their area and the opportunity to improve interaction and support.
2. The Council will continue to support a Landlords forum and identify the best practice in working with Private Landlords in line with their preferences.
3. The Council will engage with landlords to form relationship which help lower income households to access this sector and to seek to ensure that local households living in this sector are not excluded by incoming temporary workers.

Providing appropriate support for housing renewal in the private sector

Because of the health risks and effect on quality of life, it is important that private home owners continue to be encouraged to maintain their property. At a time when the availability of grant money to assist this is likely to fall, loan schemes must be made accessible. Loan funding may also assist private landlords to improve the quality of rented homes.

Addressing Fuel poverty and reducing carbon emissions

The Council will use its understanding of fuel poverty issues on the island to find the best solutions possible to increase energy efficiency in homes both in the public and private sector.

- In Council homes, where many energy efficiency works have already been undertaken, work will continue to target homes which could benefit from solid wall insulation (particularly those off the mains gas network) and to work with individual tenants in fuel poverty.
- If funding is available the Council will continue its previously successful use of Arbed funding to connect more communities to mains gas. This benefits both Council and private households.
- The Council will ensure relevant staff are able to sign post eligible applicants to schemes which offer assistance with improving energy efficiency and affordable warmth in the home (ie the NEST scheme)

- Additional sources of funding for schemes to undertake energy efficiency works will be actively sought

Safe homes and communities

- Community safety issues will retain a high profile when new homes are developed and when opportunities for regeneration and housing renewal arise.
- Best practice will continue to be pursued in tackling anti-social behaviour in social housing, including putting into practice the Anti-Social Crime Behaviour Crime and Policing Act 2014.

Theme 3- Preventing housing crisis and increasing housing options

Why is this an important issue for Anglesey?

a) There are a number of background factors relevant to this area of work

- i. The provisions of the Housing (Wales) Bill are expected to start to come into force in 2015. Anglesey County Council and its partners will need to implement the policy and operational changes resulting from the new homelessness law the changes to homelessness law that this will introduce. In particular it is expected that the authority will have a duty to prevent homelessness for anyone at risk of homelessness within 56 days. This will extend the duties beyond the current advice and assistance to which many are currently entitled. The Bill is also expected to give authorities a new power to house those to whom they owe a homelessness duty in the private rented sector.
- ii. At present there are a number of factors that appear to pose the risk of an increase in the number of households in danger of homelessness. These include
 - Rent arrears arising from the spare room subsidy, commonly known as the “bedroom tax” (ie shortfall in benefits paid to social tenants deemed to be under-occupying and rent arrears arising).
 - Impacts from other welfare reform measures which may reduce incomes and the planned implementation of universal credit (monthly payments of all benefits in one lump sum and less direct payments to landlords)
- iii. Additionally the impacts on access to housing of rates of unemployment, and supply v demand in the private housing sector remain uncertain, but present continuing risks. In particular the need for worker accommodation for the Nuclear New Build and other major projects will potentially impact on the supply of accommodation in the private rented sector. This could happen in advance of the start on site as landlords re-position themselves in the hope of taking advantage of the worker market.

b) At present there is a challenging situation for a significant number of people on Anglesey who are seeking their first home or needing to move from existing accommodation. The background for this was outlined in section 1 “Understanding the housing picture in Anglesey”, The limited supply of affordable homes which does not currently match demand, increases the risk that the more vulnerable becoming susceptible to housing crisis including homelessness.

- i. In 2013-14, 62 households were accepted as homeless and in priority need while another 26 households were found to be homeless but not falling into one of the priority need

categories. These numbers were similar to the previous few years, though in the final quarter of 2013-14 there was a small increase in households becoming homeless.

- ii. The approach of the Council has increasingly been focussed on early interventions and assisting clients to find alternative accommodation at an earlier stage. In 2013-14 homelessness was prevented for at least 6 months in 63% of cases presenting to the Council as potentially homeless. In 2013-14 in cases where homelessness could not be prevented and the household was in priority need the most common cause of homelessness was 1) loss of an existed private rented home ; 2) relationship breakdown.
- iii. The focus on preventing homelessness adopted in the last few years has reduced the numbers of statutorily homeless on Anglesey by concentrating staff and financial resources on earlier prevention activities. It does not reflect a reduction in need for housing advice and support.

What needs to happen by 2019?

While supply is a significant factor, providing excellent accessible homelessness prevention services and information about housing options and interlinked financial / benefits advice is also essential for individuals with difficulties accessing housing. Social housing providers also need to work together to ensure that the supply of affordable homes is used to best effect to house those in need but also to create stable and prosperous communities. The following objectives will support this:

- a) Existing partnership work between the agencies which provide support for people who are homeless or vulnerable to homelessness will have been developed further. A new Homelessness Strategy, led by Anglesey County Council, will concentrate on guiding a joint approach to prevention of homelessness.
- b) The Council will continue to develop a housing options service which
 - Provides citizens with up to date and accessible information about housing alternatives on the island
 - Has a range of ways of assisting people who become at risk of homelessness to either retain their existing accommodation or to access a suitable alternative
- c) The service will have been reshaped to best respond to the change in legislation in the Housing (Wales) Act 2014 which entitles anyone at risk of homelessness within 56 days to approach the local authority which must take reasonable steps to prevent homelessness"
- d) The Council will have worked with local housing associations to review the way people are currently prioritised for social and intermediate rental housing ensuring a system which is clear and easily understood and best uses a limited supply of stock in a way that is accepted as fair and appropriate in the current housing environment.
- e) The Council will have strengthened connections with private rented sector landlords to assist more people, to find a suitable home in this sector. This will apply both to those in danger of homelessness and those unlikely to find housing in the social sector.
- f) The Council anticipates making use of the new power in the Housing (Wales) Bill to discharge its duty to accommodate those who are homeless and in priority need into a Private Rented Tenancy where appropriate.

- g) Ensure that support services funded by Supporting People which assist particularly vulnerable people such as former rough sleepers, people with chaotic lifestyles including substance misuse, are maintained and recognised as key to preventing homelessness.
- h) The Council will continue its commitment to prioritising a co-ordinated response to the effects of Welfare reform. In relation to the prevention of homelessness this particularly means:
 - Leading the co-ordination of agencies across the island which provide advice to existing households and future households who are most at risk by virtue of low income /reliance on benefits to contribute to housing costs
 - Recognising that there is currently a gap between the size and cost of housing options available on the island the size / cost of accommodation which lower income residents must find under welfare reform. Help to bridge this gap by providing additional smaller homes in the development programme, work with private landlords to maximise homes within local housing allowance rates and assist existing tenants affected by bedroom tax.
 - Enabling accommodation options to meet the needs of single home seekers on low incomes will be prioritised because of the shortage of 1 bedroom accommodation and rooms in shared houses which fall within Local Housing Allowance rates. Options include encouraging subdivision of larger houses and facilitating shared home options.
- i) Options will be explored to develop the role of Social Lettings Agencies to meet housing needs.
- j) The Council will reduce the time homeless households spend in temporary accommodation and ensure that temporary accommodation that is supplied is of an adequate standard.
- k) The Council will have investigated the effectiveness of a Tenant Accreditation Scheme currently being piloted by Denbighshire Council.

Theme 4 - Support to promote housing independence

Why is this an important issue for Anglesey?

- a) At certain stages in their lives many people need appropriate help to allow them to successfully manage living independently. These can be people of all ages. The support needs of older people, a growing group on the island, is dealt with in the next section “Homes for Longer Lives”.

The majority of this support is provided under the Supporting People programme but financial inclusion workers are also making an important contribution. A successful local SP programme not only empowers individuals but can demonstrably reduce spending and assist in achieving policy objectives for social care, health and community safety services. The type of support which will vary according to the client group need may typically involve helping individuals dealing more effectively with

- Money management
- Setting up a new home
- Maintaining support networks
- Relationships with neighbours
- Motivation to manage household upkeep

- b) At present and over the lifespan of this strategy support programmes will in particular have a role in assisting people affected by welfare reform and the impacts of social and economic deprivation. This is not only a preventative role but can assist people to access job and training opportunities.
- c) There is a specific overlap with the aim of preventing housing crisis. Housing support has a vital role in prevention of homelessness by for example supporting people with tenancies to manage their financial affairs and the care of their home and intensive support provided to rough sleepers can re-establish them in the community.
- d) The National Supporting People framework has been radically overhauled over the last few years to make it more focussed on specific outcomes set out by the Welsh government. . It is a funding requirement that services are focused on the following themes as outcomes for service users:
 - Promoting Personal and Community Safety
 - Promoting Independence and Control
 - Promoting Economic Progress and Financial Control
 - Promoting Health and Wellbeing
- e) the funding available over the next 5 years will continue to reduce presenting significant challenges to the maintenance of existing services.
- f) Needs mapping data is collected on an ongoing basis which allows the most common issues requiring support to be recorded and changes in these needs and therefore gaps in services to be identified. A “lead” need for each client seeking assistance is identified. During 2012-13 over 80% of lead need was in the following categories

Homelessness	57%
Domestic Violence	21%
Alcohol Abuse	10.6%

Many people have more than one problem that needs support. Recording of these shows a bigger range of issues that requires support. These include mental health, offending, drug misuse, and issues related to being young and vulnerable.

- g) The Welsh Government has put a strong emphasis on continued work to tackle Domestic Violence and in 2014 is introducing the Violence against Women, Domestic Abuse and Sexual Violence (Wales) Bill. Housing organisations and Supporting People are key partners in a co-ordinated response to developing a culture which opposes Domestic Violence and in supporting victims.

The Social Services and Well Being (Wales) Act 2014 provides a significant new approach to social care with emphasis on building on individuals’ strengths and capacities and enabling them to remain independent through the right support. Housing will have an important role in contributing to its desired outcomes.

What needs to happen by 2019?

1. The quality of many existing Supporting Services need to be protected while recognising new ways of working that may involve new ways of delivering services must be explored in order to make limited finances go further.
2. Gaps in services that are identified through mapping needs have been addressed. It has currently been identifies that
 - Services for people with mental health issues should be improved
 - There is a need to extend suitable support services to older people of all tenures
3. Closer joint working between Social Services and Housing Services will take place. This approach has the potential to both improve services for customers who have often common to both services and to provide financial efficiency . Both Services will in turn seek to strengthen the relationship with the Health Board in the common interest of the outcomes of all services.
4. Further work will be undertaken to identify any specific support requirements for former members of the Armed Forces and what models would be appropriate to meet these needs.
5. An Adapted Housing Register will have been developed to assist people with disabilities to find homes suited to their needs. The needs for affordable for people with disabilities will be considered within the development programme.

Theme 5 - Homes for longer lives

Why is this an important issue for Anglesey?

- a) People are living longer and as such, we expect to see an increase of approximately 70% in the number of people over 85 living on the Island over the next 10 years. This will impact on the types of homes that are needed, particularly as often older people will be living with a long term health condition. Projections indicate that numbers over 75 with a limiting long term illness will increase by 75% by 2030 (source OPNA- Imogen Blood Associates 201).
- b) Longer lives and the lifestyles people in later life aspire to have not always been reflected in the way housing and communities have been planned. This is now becoming a much more central consideration. Older citizens themselves and the services which support them eg. care and health workers and the voluntary sector, are recognised as essential partners in finding the right solutions to changing needs. The Council's Corporate Plan has already identified the transformation of Older Adult Social Care as a key area of work. The achievement of the Council's vision means that community services, which includes the right housing, need to work together to provide older citizens with choice and control over their lives.
- c) A detailed assessment of the housing and support needs of the older population was undertaken on behalf of Anglesey CC in 2013. The evidence for the assessment included interviews with older citizens on the island about their preferences and views on existing and possible future housing options for older people. The assessment rightly takes a holistic view of housing, support and care as all elements that need to be in place to enable people to remain independent in their communities. This Local Housing Strategy will contribute to achieving the independent housing and the inter linked housing related support services which are needed.

- d) There is evidence that the housing stock currently aimed at providing for older people does not always match the needs and preferences of the island's older population. In brief the present situation is as follows:
- Anglesey CC provides the majority of homes on the island which are specifically designated for older people. This stock is made up of over 700 homes (mainly flats and bungalows) which are reserved for older people but have no associated support services and 556 sheltered homes.
 - The island's first Extra Care housing scheme run by Grŵp Cynefin housing association opened in Holyhead but many more specialised homes which can offer varying levels of care and support need to be developed to meet the needs of people wishing to live independently but requiring assistance with a variety of daily living tasks. There is currently a low level of private retirement housing and it is likely that this needs to increase to reflect the fact that the majority of older people who may need supported housing solutions are already owner occupiers.
- e) It is recognised that this is a complex area of work where ultimate demand for different types of housing including sheltered, Extra Care and main stream homes depends upon the interplay of factors including the health needs of older people, the desirability of available options (the choices which people therefore make) and availability of services including support, care and transport. These aspects need to be balanced against each other as decisions about housing provision for older citizens are made

What needs to happen by 2019?

- a) Three additional Extra Care schemes will have been provided for predominantly social rental.
- b) The new Older Persons Commissioning Plan, due to be adopted by the Council later in the year, will lead an approach which remodels housing related support and home care so that it can better meet the needs of older people living in all tenures. Support will be organised around community hubs and the new Extra Care schemes. This service would be able to offer an appropriate support across a spectrum of needs including frail elderly people and those with dementia.
- c) The Council's Housing Services will have reviewed its housing approach to older people. In particular it will have considered its provision of sheltered housing to ensure that this housing resource is used to best meet the island's housing needs.
- d) Consultation with older people will be intrinsic to reshaping housing provision. The results of work already commissioned by Social Services and tenant consultation will be central.
- e) Suitable advice provision to assist older people in making sometimes difficult housing decisions will be available at the time they need it.
- f) Older people living in the private sector will continue to be supported to stay safe and well in their own homes through assistance arranging repairs, a high quality service providing Disabled Facilities Grants and a handyperson service which helps with small repairs / maintenance tasks.

Theme 6 - The links between housing and the wider economy are fully realised

Why is this an important issue for Anglesey?

- a) Housing can be an instrument for delivering regeneration. New build homes and housing renewal can provide social, economic and environmental benefits. The Joint Local Development Plan with Gwynedd is in development and is expected to be adopted in 2016/17 and will present new opportunities for local housing development.
- b) Appropriate development of affordable and market housing is needed to support growth of town and rural economies.
- c) There are significant contrasts between the economic prosperity and levels of social deprivation in some of the prosperous communities and the least well off. Housing improvement should be used to complement and contribute to work such as that done by Môn Communities First programme.
- d) The local housing market can be a major driver of economic growth. For example it can create employment and help ensure that attractive homes and places are available to keep young people and skilled labour in the area. New homes can also increase local tax revenue and sales of building supplies.
Similarly the following are also the source of additional money entering the local economy and can potentially be increased by the local authority's approach to housing strategy
 - The social housing sector puts large amounts into the local economy through its ongoing maintenance and improvement programme and the way it procures services effect local outcomes.
 - Housing adaptations needed by older people and people with disabilities often create work for local builders and craftsmen.
 - Encouraging take up of Energy Efficiency measures by individuals and by landlords may also provide opportunities for local contractors and may bring additional public grant funding into the area.
- e) Implications arising from Nuclear New build and other Energy Island projects will extend well beyond life of this strategy. From the start there has been a clear awareness of the economic benefits for individuals and the opportunities of a positive housing legacy while there is also an understanding of the short term risks to local housing from an influx of temporary workers. This Strategy must put in place the mechanisms to take advantage of the opportunities and plan to counteract the risks to an affordable housing supply in the short term.

What needs to happen by 2019?

- a) A Housing Partnership for Anglesey will be established with key partners from social housing, private sector housing, health, and community services. This Partnership should have a key role in ensuring that the strategic direction for housing is integrated with growing the economy of the island and is inclusive of all the islands population including those who may be more vulnerable.
- b) The Council will continue to encourage initiatives which support local businesses to tender for contracts for work on existing and new social housing. For example: Isle of Anglesey County Council Housing Services has set a target that a minimum number of traditional planned maintenance schemes to be procured via Sell2Wales and several contracts have already been won by local firms; Coleg Menai provides skills training in the field of construction and energy efficiency.
- c) A priority will be given to maximising benefits from funds available from national energy efficiency funding programmes such as ARBED and from ECO funding which assist with multi-home schemes .Individuals living in the private sector will continue to be given appropriate advice about energy efficiency
- d) Vibrant and Viable Places regeneration funding will:

- Deliver major housing benefits to Holyhead, including quality market housing, affordable homes, empty homes returned to use and energy efficiency improvements for targeted homes
 - Housing projects will create employment and assist with helping people into work
- e) In relation to ongoing Energy Island projects, especially Wylfa Newydd, the Council will
- actively look to ensure the long-term benefits of both infrastructure investment and housing aimed at construction workers
 - continue to research and monitor repercussion on affordable housing supply of temporary workers coming to the island and actively pursue mitigation of negative impacts through for example considering a housing hub to guide the supply of lodgings to temporary workers.
 - Work to mitigate the risks arising from projects including work with developers and ensure appropriate mechanisms to ensure the accommodation needs of contractors are of good quality and affordable.
- f) Continued work with Môn Communities First to ensure direct and indirect housing benefits are shared with the most deprived wards on the island.
- g) Maximise opportunities to access European funding including EU Structural Funding and the Rural Development Plan to help address the anti-poverty agenda through energy efficiency measures and fuel poverty.

ACTION PLAN - ANGLESEY LOCAL HOUSING STRATEGY

Theme 1 Development of right homes for Anglesey's future					
NO.	Project / Task	Who will be involved?	Timescales	Outputs	Resources / Funds
1	Following exit from the Housing Revenue Account Subsidy system the Council will begin to increase its stock of Council homes through development or acquisition.	IACC Housing Service	2015-16 2016-17 2017-18	10 homes 40 15 (Current business plan figures)	Housing Revenue Account and borrowing
2	A programme of development in partnership with RSLs will make best use of Welsh Government funding to deliver affordable homes to meet identified housing need.	IACC Housing Service; RSL partners; Private sector developers:	2014 – 15 2015-16	42 homes completed 37 homes completed* *12 part funded by VVP NB.Targets for subsequent years to be set when further Grant details are available	The following Welsh Government funding is currently known to be available to contribute the general needs development programme. Social Housing Grant 2016-17= 934K Small homes grant 2014-2016 = 700K Housing Finance Grant (which assists RSLs with borrowing costs) is available in 2014-15 and again in 2017-18 (NB SHG in 2015-16 will contribute to provision of Extra Care housing)
3	Housing and Joint Policy Planning Unit will work closely together to support the adoption of a Local Plan which clearly supports the development of affordable homes and local needs housing	IACC Housing Service and Joint Policy Planning Unit	Joint Local Development Plan is adopted December 2016	- Land supply identified to meet housing growth requirements up to 2026 - Planning Policies in place which support affordable and local needs housing (10-30% of homes in service centres to be affordable on sites of 5 units or more, and in service villages on sites of 3 units	Staff time.

				or more)	
	Project / Task	Who will be involved?	Timescales	Outputs	Resources / Funds
4	IACC will develop innovative schemes to deliver affordable housing through alternative development models with less public subsidy	IACC working with chosen development partner	First homes 2016-17	Additional market and affordable homes	Schemes could use public sector land and investment from a private sector partner
5	Permanent Residential site and transit / temporary stopping places for Gypsies and Travellers developed in line with identified need	IACC Housing Service; JPPU; Gypsy and Traveller representatives	2016-17	Pitches developed which meet identified need for Permanent and Temporary Stopping Place for Gypsies and Travellers.	A combination of the following is expected to be used: Funding bid to Welsh Government; Capital fund IACC
6	The Council will ensure that reliable and up to date information on the level of housing need in communities in Anglesey is available in order to support funding bids and development programmes	IACC Housing Service; RSLs;	Local Housing Market Assessment (LHMA) updated in 2015 New Common Allocation Policy for social housing to be in place in 2015-16. Local Housing Needs Assessment	Reliable information on housing need on Anglesey available from - An updated LHMA -Social Housing Register information updated in accordance with new Common Allocation Policy	Internal staff resources. HRA funding

Theme 2 Making best use of existing housing stock and improving homes and communities

	Project / Task	Who will be involved?	Timescales	Outputs	Resources / Funds
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7	The Council will deliver an annual target of long term empty homes brought back into use	Empty Homes Officer will co-ordinate cross departmental work at IoACC (inc. Environmental Health, Planning, Council Tax, Legal) and also work closely with private developers and RSLs.	Annual target - ongoing	A minimum of 75 homes returned to use	Houses into Home Loans; Vibrant and Viable Places funding.
8	The Council's Empty Homes Strategy will be reviewed and updated to take account of funding changes, power to increase Council Tax on empty homes in order to make best use of staff and financial resources.	Empty Homes Officer in consultation with stakeholders.	2015	Fit for purpose Empty Homes Strategy aligned to Council priorities.	Staff time.
9	Programme of improvement to Council Stock will be delivered	Housing Service working with external contractors	Annual target	A minimum of 120 Council owned homes annually to receive extensive external / environmental improvements	Housing Revenue Account
10	Programme of improvement to Housing Association homes	RSL's working on Anglesey- Grŵp Cynefin, Clwyd Alyn, North Wales Housing Association		To be agreed	RSL revenue funding
11	A programme of Estate Improvements identified by tenants (for example improved parking provision) will continue on Council Estates	IACC Housing Service working with Tenants	2016-17 Future years	Spending of c£250,000 on provision of better roads and parking Additional improvements in a programme to be agreed with Tenants and Highways	Housing Revenue account
	Project / Task	Who will be involved?	Timescales	Outputs	Resources / Funds

12	Support will be provided to encourage the improvement of private sector stock in disrepair via a Council Loan Scheme (expected to commence 2015)	IACC Housing Service, working with other agencies including Gofal a Thwsio	Ongoing on annual basis	A minimum of 30 homes improved via loans annually.	Welsh Government Home Improvement Loan Fund administered by IACC.
13	Disabled Facilities Grant programme will continue to provide a quality s of adaptations to ensure independent living for people with disabilities (In 2013-14 the average time to deliver a DFG was 213 days on Anglesey compared to the Welsh average of 239 days)	Housing and Social Services at IACC. Betsi Cadwaladr University Health Board. Gofal a Thwsio Môn:	Annual target	Anglesey Council will maintain its place is in the upper quartile of performers in Wales in terms of timescale.	Capital Grant (IACC) Housing Associations funding for their own tenants Welsh Government funding supports Gofal a Thrwsio. Rapid Response Adaptation Programme (RRAP) funding also received from Welsh Government.
14	Anglesey CC will work in Partnership with other local authorities (eg. Recent joint working with Flintshire CC) in order to have the best opportunity of obtaining funding which will deliver additional energy efficiency schemes to both private and public sector homes on the island.	IACC Housing Service working in partnership with other North Wales authorities	Ongoing annual.	Successful funding bids resulting in groups of homes in the island being made more energy efficient.	Arbed and Eco funding (this will need to be accessed through successful funding bids) Staff time.
15	Strengthen collaborative working with Anglesey private Landlords	IACC Housing,Environmental Health and Housing Benefit Teams; Local landlords and Letting Agencies.	Ongoing annually	Minimum of 1 Landlord forum; 2 update events; 4 meetings of the Landlord sub-group annually facilitated by the Council	Staff time; Existing departmental budgets; Transition funding from Welsh Government (to assist with introduction of Housing Act (Wales)

	Project / Task	Who will be involved?	Timescales	Outputs	Resources / Funds
16	Anglesey Council will work with housing providers to promote communities where people feel safe and are safe				
a)	<p>Social housing providers will improve</p> <p>a) their understanding of Issues which threaten community cohesion (eg immigration, hate crime)</p> <p>b) have in place appropriate policies to address and prevent these</p>	IACC Housing Services, RSLs, working with other stakeholders including Police and support providers with support from the Regional Community Cohesion Officer	Ongoing through timespan of the Strategy	<p>These will include</p> <ul style="list-style-type: none"> - Housing organisations will use and update data on hate crimes reported, immigration and changing community demographics in order to address potential community tension at an early stage - Housing staff to receive training in identifying and responding to Hate Crime. - Housing workers are more aware of the risk of modern slavery 	Staff time.
	c) IACC Housing Services will implement a new Domestic Violence Policy within its housing stock	IACC Housing Services	Implementation of policy in 2015	All frontline staff trained re. Domestic Violence. Directory of services to support victims.	Existing HRA budget.
b)	Anti-Social Crime and Behaviour Act will be implemented	IACC Housing Services	By July 2015	New Policies and Procedures which reflect the Councils approach to addressing ASB and incorporate the new powers of the 2014 Act will be put in place.	Staff time

Theme 3 Preventing housing crisis and increasing housing options					
	Project / Task	Who will be involved?	Timescales	Outputs	Resources / Funds
17	Housing advice services provided by the Council will respond to the new homelessness prevention duties in the Housing (Wales) Act 2014 and improve the customer experience by:				
a)	Reviewing the structure of the Housing Options team to better deliver quality housing advice to all customers	IACC Housing Services	New structure for housing options team in place early in 2015 allowing enactment of new duties from	A structure that ensures <ul style="list-style-type: none"> - All housing options customers receive advice within five working days of first contact - A structured housing options interview is available for every customer who requires advice or assistance with obtaining suitable housing 	Existing resources
b)	Increased access to the private rented sector will be achieved through a package of measures to support and incentivise private landlords to provide accommodation	IACC Housing Options team working with private sector landlords	Annual reporting from 2015	Percentage of those approaching for homelessness assistance assisted into tenancies in the private rented sector will increase Numbers provided with deposits / bonds will increase.	Existing resources; Transition funding from Welsh Government (to assist with introduction of Housing Act (Wales))
18	A review of the current housing allocation system will result in people being able to register <ul style="list-style-type: none"> • easily for social housing, intermediate rental or assisted home ownership as appropriate to their circumstances. • Have a better understanding of the their prospects of rehousing 	IACC working with RSL partners and Gwynedd Council (re.Tai Teg,)	A common allocation policy to be in place in 15-16.	Reduction in cost and staff time spent on maintaining a waiting list and allocating social housing. Numbers registered for different types of affordable housing.	Existing resources; Contributions from RSLs .
	Project / Task	Who will be involved?	Timescales	Outputs	Resources / Funds

19	Mitigate the negative impacts that the Welfare Reform Agenda may have on Anglesey residents' ability to obtain and sustain secure housing. This will be achieved through continuing initiatives which				
	<p>Improve customer knowledge on the continued changes within the Welfare Reform agenda in line with the introduction of key stages</p> <ul style="list-style-type: none"> • Universal Credit • Social Size Criteria • Benefit Cap • Personal Independence Payments 	<p>IACC - Welfare Reform Project Manager Housing Services Housing Benefit Service Social Services Third sector organisations N. Wales Police Health RSLs Private Sector Landlords</p>	<p>Outputs will be collected quarterly against the Welfare Reform Project Plan 2012-2017.</p>	<p>Housing Services will be represented on the Project Board and Stakeholder forum of IACC Welfare Reform Project.</p> <p>The Project aims to contribute to empowering people to manage their housing costs. The following outputs will be monitored:</p> <ul style="list-style-type: none"> • Number of events run by Council or collaboratively held on Anglesey to publicise Welfare Reform changes • Reduction in the number of Discretionary Housing Payment re-applications received • Reduction in the number of Social Tenants in rent arrears due to the Welfare Reform • Income Maximisation 	<p>Existing Welfare Reform Project budget and additional funding bids to support new work streams.</p>
20	A new Homelessness Strategy for Anglesey is completed. (Housing (Wales) Act 2014 requires Local Authorities to have this in place by 2018)	IACC Housing and Supporting People teams working with the Anglesey Homelessness Forum, RSLs third sector partners and service users.	Develop and complete 2015-16	A Strategy and Action plan which will sustain homelessness reductions	Existing resources used more effectively.
	Project / Task	Who will be involved?	Timescales	Outputs	Resources / Funds
21	The function of the current Homelessness Forum is reviewed to	Senior Managers from the agencies which	December 2015	At least 3 meetings of new forum take place annually.	Within existing resources

	ensure it can provide strong strategic leadership to prevent homelessness on the island.	provide support s to people at risk of homelessness		The forum develops and implements the action plan for a new Homelessness Strategy	
22	Homelessness prevention work sustains the existing current low level of homelessness main duty acceptances.		Annual target - ongoing	Annual numbers of main duty homelessness acceptance remains at 70 or less annually.	Existing staffing resources remodelled and Transition Funding from Welsh Government

Theme 4 Support to promote housing independence

	Project / Task	Who will be involved?	Timescales	Outputs	Resources / Funds
23	Homelessness is prevented through short term housing related support	Supporting People contract holders	Ongoing target reported 6 monthly Percentage of all service users moving on in a planned way as opposed to an unplanned exit	Success interventions allow people at risk of homelessness find accommodation or deal with the problems putting them at risk of homelessness.	Existing SP budget
24	The provision of support services which keep victims of domestic violence safe and secure is maintained.	Joint working between Gwynedd and IACC Supporting People teams.Community Safety Partnership and DV co-ordinator	Ongoing target reported 6 monthly	A quality DV service continues to support at least 25 people on average at any one time	Existing SP budget used differently
	Project / Task	Who will be involved?	Timescales	Outputs	Resources / Funds
25	Housing related support services are available to greater numbers of people with mental health needs.	Supporting People team IACC working with	A remodelled from 2016-17	An average of 50 people with mental health needs are assisted to maintain tenancies and independence at any one	Existing SP budget used differently

		Supporting People contract holders		time.	
26	Improved housing support s for ex-armed forces personnel with achieved for North Wales	Alabaré Charity working with Grŵp Cynefin, Conwy CC and other N Wales Local authorities.	2015-16	Accommodation based support for N Wales ex-armed forces personnel with medium/low support needs to be developed in Conwy area.	Armed Forces Covenant (Libor) fund (being used to create 72 bed spaces for Veterans across Wales)
27	An early intervention project for offenders will reduce homelessness among prison leavers and therefore assist with reduction in reoffending.	IACC Housing Support National Probation Service Community Rehabilitation Company Police	2014-15 - 10 people supported at one time 2015-16 – 20 will be supported at one time if funding bid successful	Offenders entering the prison system are assisted to retain accommodation and less likely to need homelessness support after release.	Existing resouces. Funding bid to Welsh Government Transition Fund. (to assist with introduction of Housing (Wales) Act)
Theme 5 Homes for longer lives					
28	Commencement of housing related support for older people delivered from local hubs which is available to people of all tenures. This supports them to stay independent in their own homes	Supporting People team IACC; Housing management team IACC; Tenants of existing sheltered housing schemes	Re-modelled service commencing operation 2015-16.	At least 200 people receiving support assisting them to stay independent in their own homes at any one time.	Remodelled use of existing supporting people funding
29	Three additional Extra Care schemes developed on Anglesey	IACC -Adult Social Care and Housing Services. RSL partners	Operational during: 2017 - 2018 -	Extra Care schemes in : <ul style="list-style-type: none"> • Amlwch • Llangefni • South of the island 	Social Housing Grant, Local Authority land, Local Authority capital expenditure and borrowing, and RSL borrowing.
	Project / Task	Who will be involved?	Timescales	Outputs	Resources / Funds
30	New Extra Care schemes will support a people with a range of levels of care needs including a third with higher needs	Partnership working between IACC Housing & Social Services, Health	Achieved as schemes become	Extra Care schemes provide the maximum benefit in supporting independent living.	Staff time

	and who might otherwise have entered residential care	and the RSL managing the scheme.	operational		
31	Housing advice and information available to older people will be reviewed to ensure people are more knowledgeable about the options available and can access the information they need. This is considered alongside the development of community hubs.	Working group including Supporting People; Housing Options ; Third sector organisations working with older people. Consultation with older people.	By 2016	More co-ordinated and accessible advice and information about housing options for older people.	Staff time
Theme 6 The links between housing and the wider economy are fully realised					
33	Accommodation for workers at Wylfa Newydd: Housing Hub Project establishes agency to manage flow of temporary workers	Horizon; IACC Housing Hub Project Manager and Energy Island Project Team; Stakeholders including RSLs, Letting Agents, Bangor University.	July 2015 By 2017	Stage 1 of project Model for hub in place by 2017.	Community Innovation Grant / grant from Horizon.
34	VVP programme achieves housing regeneration in Holyhead through enabling new build, bringing back into use long term empty homes and modernising targeted sub-standard homes	IOACC – Housing and Sustainable Development Teams working with private developers and RSLs.	By March 2017	14 Empty homes brought back to use. 39 additional affordable homes	£2.6 M of the Vibrant and Viable Places funding from Welsh Government is for enabling new homes and improving existing housing stock between 2014 - 2017
35	Housing Master Plan for Holyhead developed including <ul style="list-style-type: none"> • quantity and type of housing needed in Holyhead; • housing regeneration priorities 	IACC Housing Services, Economic Development, Local Residents and Elected Members, RSLs, Môn Communities First.	To be agreed	Improved information base for new housing projects and to ensure most effective investment in Holyhead	VVP

	Project / Task	Who will be involved?	Timescales	Outputs	Resources / Funds
36	Legacy benefits from purpose built accommodation for Wylfa Newydd have been ensured	IOACC Housing and Planning Teams working	s106 agreements in place prior for purpose built accommodation prior to main phase of construction from 2017 onwards.	Affordable homes for local people in place following the end of the construction phase at Wylfa Newydd.	Existing staff resources
37	VVP programme achieves identifiable community / employment benefits as a result of the additional investment in housing in Holyhead.	IACC in partnership with private sector and third sector partners.	Annual reporting up to 2017	60 more energy efficient homes 70 housing related jobs / training opportunities £21,220K investment in housing projects from the private sector (additional to grant funding)	VVP funding and private sector investment
38	Social landlords on Anglesey to follow the principles of the Welsh Government "Wales Procurement Policy Statement" to deliver local benefits in terms of jobs and investment through housing expenditure.	IACC Housing Service and RSLs	Annual	Number and value of contracts awarded to local firms Value Wales used as measuring tool	Existing expenditure.

Equality Impact Assessment (EIA)
Part A – Initial Equality Impact Assessment

Start Date:
May 2014

Completion Date:
December 2014

PART A - Step 1: Preparation

1.	What are you assessing?	Isle of Anglesey CC Local Housing Strategy 2014 -2019
2.	Is this a new or existing policy?	Replaces previous Local Housing Strategy for Anglesey
3.	What are the aims and purpose of this policy?	The Local Housing Strategy for Anglesey fulfils the Council's statutory duty to provide leadership for the improvement of housing and housing related services for the island. It explains the evidence base for the housing needs of the county and the priority outcomes for the Council in meeting these.
4.	Who is responsible for the policy/work you are assessing?	Housing Strategy and Development Manager
5.	Who is the Lead Officer for this EIA?	Housing Strategy and Development Manager
6.	Who else is involved in undertaking this EIA?	Other Managers responsible for areas of work covered by the Strategy

7.	Is the policy related to other policies/areas of work?	The Local Housing Strategy helps deliver the aims of the Corporate Plan and the single Integrated Plan for Anglesey.
8.	Who are the key stakeholders?	<p>Potentially all Anglesey citizens but particularly those who are vulnerable and / or who struggle to meet their housing needs in the open market. Groups that need especial consideration include older people, people with disabilities, those affected by social deprivation.</p> <p>Key Partners in delivering improved housing include housing providers (housing associations, private landlords), organisations providing housing support services and assisting the homeless, Police, Probation Service and the local Health Board.</p>

9 - Is the policy relevant to how the Authority complies with the public sector general duty relating to people who are protected due to age; disability; gender; gender reassignment; pregnancy and maternity; race, ethnicity or nationality; religion or belief and sexual orientation?	Yes	No
The elimination of discrimination and harassment	Y	
The advancement of equality of opportunity	Y	
The fostering of good relations	Y	
The protection and promotion of human rights	Y	

PART A - Step 2: Information Gathering

<p>10 - Does this policy / area of work ensure equality for the Welsh and English languages in accordance with the Council's Language Scheme?</p>	<p>It will be important to make sure that housing provision or services which change or are developed through the Strategy are in accordance with the CLS although as a strategy it is unlikely to directly pose challenges to this.</p>
<p>11 - Is there an opportunity through this policy / area of work to offer more opportunities for people to learn and / or use the Welsh language on a day-to-day basis?</p>	<p>The Strategy offers will help support the Welsh language is not endangered in Anglesey communities by helping to address the shortage of affordable housing in a number of communities which currently may make it difficult for young local people to continue to live in their home community. This in turn should strengthen the Welsh language in communities and support its use in schools in community activities.</p> <p>The Strategy is an important instrument to strengthen and balance communities by seeking to ensure the right sizes and types of homes are developed or renewed to meet changing demographics.</p> <p>Additionally individual policies mentioned in the Strategy such as changes to the housing allocation system and the modernising of services for older people will also be impact assessed against the Welsh Language Scheme.</p>
<p>12 - What potential contribution does this policy / area of work make towards ensuring that the Island's historical and contemporary culture flourishes and prospers?</p>	<p>The Strategy is an important instrument to strengthen and balance communities by seeking to ensure the right sizes and types of homes are developed or renewed to meet changing demographics.</p> <p>This, in addition to the points mentioned in 11) above will serve to support local cultural values and respond pro-actively to risks such as the influx of workers associated with the Wylfa Newydd power station.</p>
<p>13 - Are there any Human Rights issues? If so, what are they?</p> <p>(The 16 basic rights in the Human Rights Act are listed at Appendix 1).</p>	<p>The strategy would not negatively impact on Human rights.</p> <p>It should support Article 8 right to respect for private and family life through ensuring sufficient and appropriate accommodation for all households.</p>
<p>14 - What has been done to date in terms of involvement and consultation with regard to this policy?</p>	<p>The development of the draft Strategy was taken forward through discussion with staff representing different elements of housing throughout the Council (eg. Supporting People, Joint Planning Policy Unit, Environmental Health, Housing Options, Community Cohesion Officer). County Councillors were all invited to a workshop.</p>

	<p>Local RSLs and the island Homelessness Forum were also consulted.</p> <p>The 2 month public consultation period was publicised on the Council's website, links from websites of other stakeholders, flyers distributed to libraries and at the County Show, letters / emails to Community Councils, and the range of public sector and voluntary sector stakeholders.</p> <p>Consultation responses were supportive of the overall outcomes of the Strategy while some asked for additional work / emphasis to be placed on some aspects of the Strategy including</p> <ul style="list-style-type: none"> • Ensuring availability of affordable homes for local people and thus protecting local community services and culture. • The importance of the right homes for older people • Risks to increasing inequality and social deprivation, which in turn is impacted by spending cuts and risks to services. <p>A number of the areas of housing work touched upon in the Strategy have also been subject to their own research. In particular the programme for transformation of services for older adults, provision of sites for Gypsies and Travellers, the development of the Local Development Plan, impacts of Wylfa Newydd on Anglesey.</p>
<p>15 - Are there any gaps in the information collected to date? If so, how will these be addressed?</p>	<p>Housing has in general a strong information base as it has a current Local Housing Market Assessment and has commissioned research relating to specific impacts such as Wylfa Newydd and associated large scale economic projects.</p> <p>It will be important to continue to ensure data is available down to low level output areas (ie Community Council and Ward level) because of the variations in housing and social needs in different parts of the island. In relation to some of the protected characteristics data is sometimes available only a national level. In particular for some customer facing policies (eg allocation of housing, access to services such as DFGs, loans etc) it will be important that equality monitoring continues and in some cases is improved to ensure there is equality of access.</p>

PART A - Step 3: Considering the potential impact

*For each protected characteristic, please detail in the column on the right in the table below:

- (1) Any reports, statistics, websites, links etc that are relevant to your document / proposal and have been used to inform your assessment, and/or
- (2) Any information gathered during engagement with service users or staff; and/or
- (3) Any other information that has informed your assessment of potential impact

**For determining potential impact, please choose from the following:

High negative; Medium negative; Low negative; Neutral; Low positive; Medium positive; High positive; No impact/Not applicable

Protected group	**Potential Impact	*Details
Age	High positive	Data used : Census 2011 data. Stats Wales – especially population change projections Isle of Anglesey Older People Needs Assessment 2013-2033 (Housing, Accommodation and related Support) A number of tasks in the Strategy (delivering 3 additional Extra Schemes, Community Hub Model for delivery of housing support to older people) will improve choice and quality of housing for older people.
Disability	Medium positive	Data used : Census 2011 Local Housing Market Assessment The Strategy emphasises the importance of protecting services for people with disabilities even as public spending cuts make this difficult. Additionally new homes and housing renewal will consider particular needs such as physical disability.
Gender	Neutral	Data used : Census 2011 StatsWales There is no indication of negative impact on this group. The focus on identifying and responding to need should ensure equality of opportunity.
Gender Reassignment	Neutral	Information specific to this group for the Anglesey area is not currently available. There is no indication of negative impact on this group. The focus on identifying

Protected group	**Potential Impact	*Details
		and responding to need should ensure equality of opportunity.
Pregnancy & Maternity	Neutral	Information specific to this group for the Anglesey area is not currently available There is no indication of negative impact on this group. The focus on identifying and responding to need should ensure equality of opportunity.
Race / Ethnicity / Nationality	Medium positive	Data used : Census 2011 StatsWales Only 1.8% of the population at the time of the 2011 from a non-white ethnic background. This number had grown since the 2001 census. The Strategy support the agenda of community cohesion which includes recognising the importance of being pro-active to encourage tolerance and respect especially in the face of potentially increased migration. This could become of increasing relevance with the arrival of many additional workers for the Wylfa Newydd construction period.
Religion or Belief	Medium positive	Data used : Census 2011 StatsWales Similarly to above the focus on cohesion and inclusiveness in the strategy should support positive impact.
Sexual Orientation	Medium positive	Data used : Census 2011 StatsWales Similarly to above the focus on cohesion and inclusiveness in the strategy should support a positive impact.
Welsh language	Medium positive	Data used : Census 2011 StatsWales As outlined in 11) above, development of additional affordable homes that meet community need will have positive impacts on the Welsh language.
Human Rights	Medium positive	See 13) above

Part A – Step 4: Outcome of Initial EIA

<p>Is the outcome of the Initial assessment to proceed to full Equality Impact Assessment?</p>	<p>No</p> <p>Record Reasons for Decision: The Local Housing Strategy is founded on an evidence base which aims to understand the need for affordable housing and specialised housing and housing services of all the islands citizens. This evidence base is mostly strong and the Strategy includes the objective on ensuring this evidence base is updated and improved. In addition while the Strategy set out potential changes and additions to housing services, major changes would be subject to additional scrutiny and approval by the Council. This would include consideration of Equality Impacts.</p>
<p>If no, are there any issues to be addressed?</p>	<p>The Action Plan for the Strategy will be reviewed annually to make sure it remains fit for purpose. As stated above any significant changes to services will be subject to further consultation and scrutiny before adoption.</p> <p>Record Details:</p>

If you have decided that a **full Equality Impact Assessment is required**, please proceed to **Part B**.

If your decision is **not to proceed to a Full Equality Impact Assessment**, please delete Part B from this template and proceed to **Part C - Outcome Report**.

Equality Impact Assessment (EIA) – OUTCOME

PART C – Step 1: Outcome Report

Organisation:	Isle of Anglesey County Council
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What is being assessed: (copy from Part A – step 1)	Isle of Anglesey CC Local Housing Strategy 2014 -2019
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Replaces previous Lo

Brief Aims and Objectives: (copy from Part A – step 1)	The Local Housing Strategy for Anglesey fulfils the Council's statutory duty to provide leadership for the improvement of housing and housing related services for the island. It explains the evidence base for the housing needs of the county and the priority outcomes for the Council in meeting these.
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Did the Initial assessment proceed to full Equality Impact Assessment? (PART A – Step 4)	No
	Record reasons for decision The Local Housing Strategy is founded on an evidence base which aims to understand the need for affordable housing and specialised housing and housing services of all the islands citizens. This evidence base is mostly strong and the Strategy includes the objective on ensuring this evidence base is updated and improved. In addition while the Strategy set out potential changes and additions to housing services, major changes would be subject to additional scrutiny and approval by the Council. This would include

	consideration of Equality Impacts.
If no, are there any issues to be addressed?	
If yes, what was the outcome of the full EIA?	

Will the Policy be adopted / forwarded for approval? Who will be the decision-maker?	Yes. Approval will be sought from Executive on 12 January and Council on 26 February 2015.
	If no, please record the reason and any further action required:

Are monitoring arrangements in place? What are they?	The Anglesey Housing Partnership will monitor and ensure delivery of the Local Housing Strategy.
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Who is the Lead Officer?	Name:	Lucy Reynolds
	Title:	Housing Strategy and Development Manager
	Department:	Housing Services
Review date of policy and EIA:	The action plan for the Strategy and this EIA would be reviewed in December 2015.	

Names of all parties involved in undertaking this assessment	Name	Title
	Lucy Reynolds	Housing Strategy and Development Manager
Please Note: An Action Plan should be attached to this Outcome Report prior to completion		

PART C - Step 2: Action Plan

Please detail any actions that are planned following completion of your EIA. You should include any changes that have been made to reduce or eliminate the effects of potential or actual negative impact, as well as any arrangements to collect data or to carry out further research.

Ref	Proposed actions	Lead officer	Timescale

Appendix 1 – Human Rights

Human rights are rights and freedoms that belong to all individuals, regardless of their nationality and citizenship. There are 16 basic rights in the Human Rights Act – all taken from the European Convention on Human Rights. For the purposes of the Act, they are known as ‘the Convention Rights’. They are listed below:

(Article 1 is introductory and is not incorporated into the Human Rights Act)

Article 2: The right to life

Article 3: Prohibition of torture

Article 4: Prohibition of slavery and forced labour

Article 5: Right to liberty and security

Article 6: Right to a fair trial

Article 7: No punishment without law

Article 8: Right to respect for private and family life

Article 9: Freedom of thought, conscience and religion

Article 10: Freedom of expression

Article 11: Freedom of assembly and association

Article 12: Right to marry

Article 14: Prohibition of discrimination

Article 1 of Protocol 1: Protection of property

Article 2 of Protocol 1: Right to education

Article 3 of Protocol 1: Right to free elections

Article 1 of Protocol 13: Abolition of the death penalty